

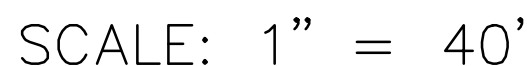
[illegible] $1''=2000'$ 

DATE	DESIGNED	DRAWN	APPROVED
DECEMBER 2016	SHERI H. MURATA, P.E.	DAVID S. VAUGHN	SHERI H. MURATA, P.E.
			JAMES A. OLSEN, P.E.
			PROJECT MANAGER
SHEET	OF		
<b>C1.01</b>	<b>20</b>		
PROJECT NUMBER			
<b>16066</b>			



[illegible]





## NAVD 88

## BENCHMARK

ELEVATIONS DERIVED VIA GNSS METHODS.

## BASIS OF BEARINGS

WASHINGTON STATE PLANE, NORTH ZONE.  
N32°35'20"E BETWEEN THE MONUMENTS FOUND IN PLACE ON THE CENTERLINE OF S.E. 43RD WAY.

## REFERENCES

1. BOUNDARY SURVEY RECORDED IN VOLUME 61 OF SURVEYS, PAGE 127, RECORDING NUMBER 8806169004, RECORDS OF KING COUNTY, WASHINGTON.
2. SEVENTH AMENDMENT TO SURVEY MAP AND PLANS FOR ALTA AT THE LAKE CONDOMINIUM RECORDED IN VOLUME 238 OF SURVEYS, PAGES 18-21, RECORDING NUMBER 20150515000259, RECORDS OF KING COUNTY, WASHINGTON.

**LEGAL DESCRIPTION**

THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 155°07' WEST ALONG THE WEST LINE OF SAID SECTION 1,312.26 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT;

THENCE SOUTH 88°16'22" EAST ALONG SAID NORTH LINE OF SAID GOVERNMENT LOT, 1,338.40 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT;

THENCE SOUTH 125°15' WEST ALONG THE EAST LINE THEREOF 70.70 FEET TO THE SOUTH LINE OF THE NORTH 70.70 FEET OF SAID GOVERNMENT LOT AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 125°15' WEST ALONG SAID EAST LINE 1,246.07 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT;

THENCE NORTH 88°04'47" WEST ALONG THE SOUTH LINE THEREOF 332.64 FEET TO INTERSECT THE NORTHEASTERLY MARGIN OF THE RIGHT OF WAY FOR EAST LAKE SAMAMAH PARKWAY S.E. AS NOW LOCATED AT A POINT ON THE ARC OF A CURVE OF 155.49 FEET RADIUS SOUTHWEST 15°00' WEST 1,546.07 FEET TO THE POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°34'01", AN ARC LENGTH OF 312.19 FEET;

THENCE NORTH 34°34'26" WEST ALONG SAID MARGIN 106.71 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER OF THE CURVE BEARS SOUTH 44°19'27" WEST 1,593.03 FEET DISTANCE;

THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°57'59", AN ARC LENGTH OF 135.49 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 155.49 FEET;

THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°13'57" AN ARC LENGTH OF 54.51 FEET TO A POINT OF TANGENCY ON THE SOUTHEASTERLY MARGIN OF S.E. 43RD WAY (228TH AVENUE S.E.) AS NOW LOCATED;

THENCE NORTH 38°35'20" EAST ALONG SAID MARGIN 298.08 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,474.39 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 12°00'00", AN ARC LENGTH OF 18.46 FEET TO SAID SOUTH LINE OF THE NORTH 70.70 FEET;

THENCE NORTH 26°35'20" EAST ALONG SAID MARGIN 282.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.96 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE, OF 15°39'37" AN ARC LENGTH OF 18.46 FEET TO SAID SOUTH LINE OF THE NORTH 70.70 FEET;

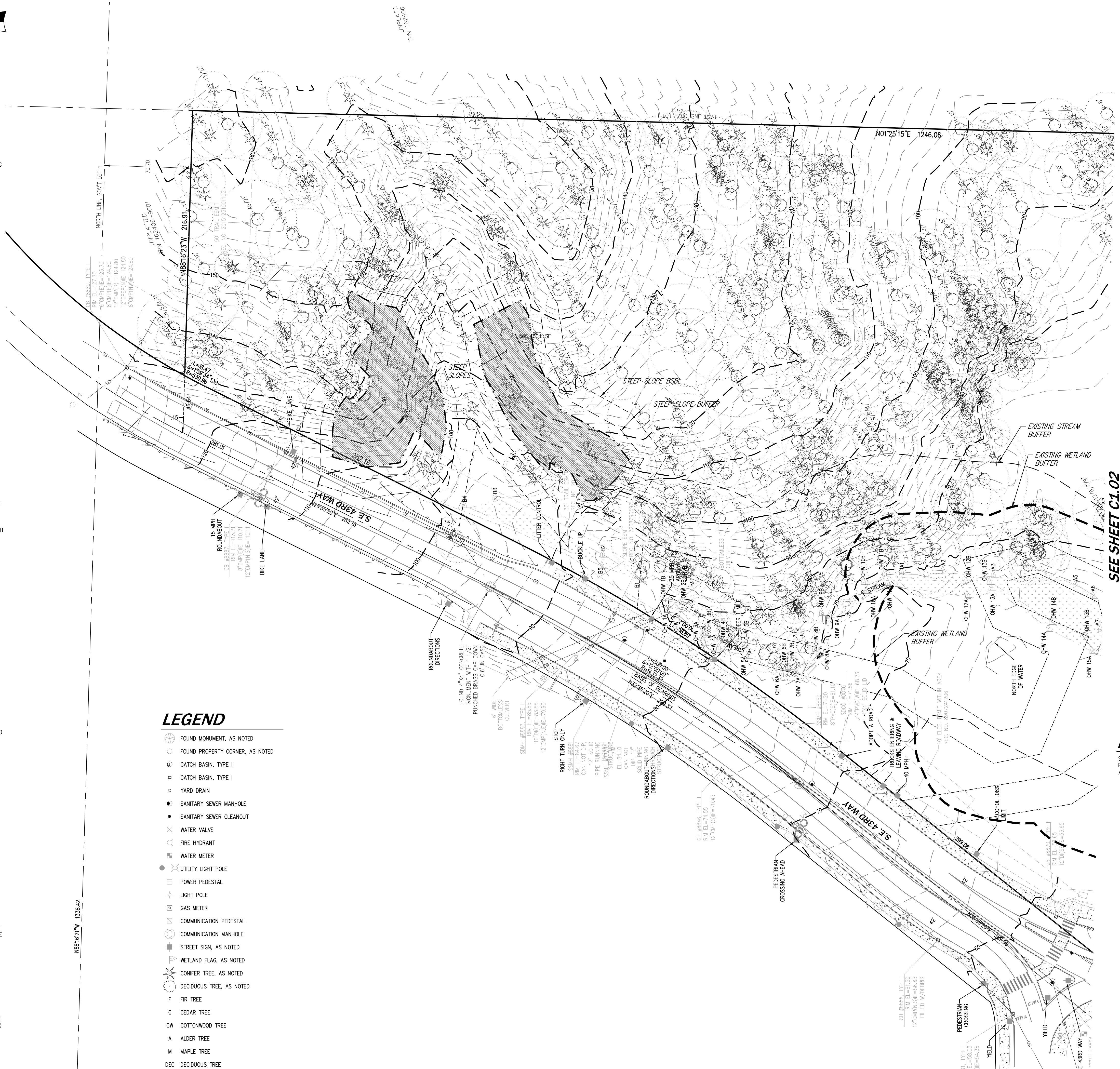
THENCE SOUTH 88°16'22" EAST ALONG SAID LINE 216.90 FEET TO THE TRUE POINT OF BEGINNING.

## RESTRICTIONS





















1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO MAKE SLOPES FOR CUTS AND FILLS AS GRANTED TO KING COUNTY AS DISCLOSED BY INSTRUMENT 4797362. (UNABLE TO ACCURATELY LOCATE)
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO MAKE SLOPES FOR CUTS AND FILLS AS GRANTED TO KING COUNTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 720820592 (SHOWN HEREON)
3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE A SINGLE DISTRIBUTION LINES LINES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907241206. (SHOWN HEREON)
4. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 8907311451. (SHOWN HEREON)
5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DRAINAGE EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT UNDER CAUSE NUMBER 88-2-12251-2.
6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SLOPE EASEMENT CONDEMNED IN KING COUNTY SUPERIOR COURT UNDER CAUSE NUMBER 88-2-12251-2.
7. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF A CONSERVATION EASEMENT AS GRANTED TO SHOALWATER BAY INDIAN TRIBE, DOING BUSINESS AS PUBLIC DEPOSITORY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9603290407. (SHOWN HEREON)
8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR EMERGENCY FIRE ACCESS OVER OTHER PROPERTY AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 1999073000905. (UNABLE TO ACCURATELY LOCATE)
9. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR INGRESS AND EGRESS TO MAINTAIN CABLE TELEVISION FACILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20100822000570
10. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A CONSTRUCTION EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061205001505 AND 20061222000262. (AFFECTS THE ENTIRE PROPERTY)
11. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR PUBLIC ACCESS AND TEMPORARY CONSTRUCTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090603001837. (SHOWN HEREON)
12. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090604000457. (SHOWN HEREON)
13. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20090604000458. (UNABLE TO LOCATE)
14. THIS SITE IS SUBJECT TO THE RIGHTS INCIDENTAL TO AN EASEMENT FOR PUBLIC PEDESTRIAN AND NON-MOTORIZED TRAIL AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20151231001105. (SHOWN HEREON)
15. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF MALLARD BAY LIFT STATION ULD 5-21 PARTICIPATION AND REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050210001317.
16. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF MALLARD BAY LIFT STATION ULD 5-21 REIMBURSEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20050210001318.
17. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A COST SHARING AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061205001403.
18. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20061211001355.
19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF NOTICE OF OBLIGATION TO CONSTRUCT DEVELOPER EXTENSION AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20080729001599.
20. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS AS GRANTED IN DEED RECORDED UNDER RECORDING NUMBER 7307200497 (ROW FOR SE. 43RD WAY)
21. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF NOTICES OF CHARGES, BY WATER, SEWER, AND/OR STORM TOWN AND SURFACE WATER UTILITIES, RECORDED UNDER RECORDING NUMBERS 8901150609, 200421000040 AND 20060126001770.

## NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ALTA COMMITMENT NUMBER 006908-06. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. CHICAGO TITLE INSURANCE COMPANY CHICAGO TITLE COMMITMENT - CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON DECEMBER 7, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2016.
3. PROPERTY AREA = 566,400.1 SQUARE FEET (13.00274 ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREIN. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS. THERE MAY BE MORE THAN ONE UTILITY LOCATED AT ANY SINGLE UTILITY LOCATION. SHOWN HEREIN MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



**LEGEND**

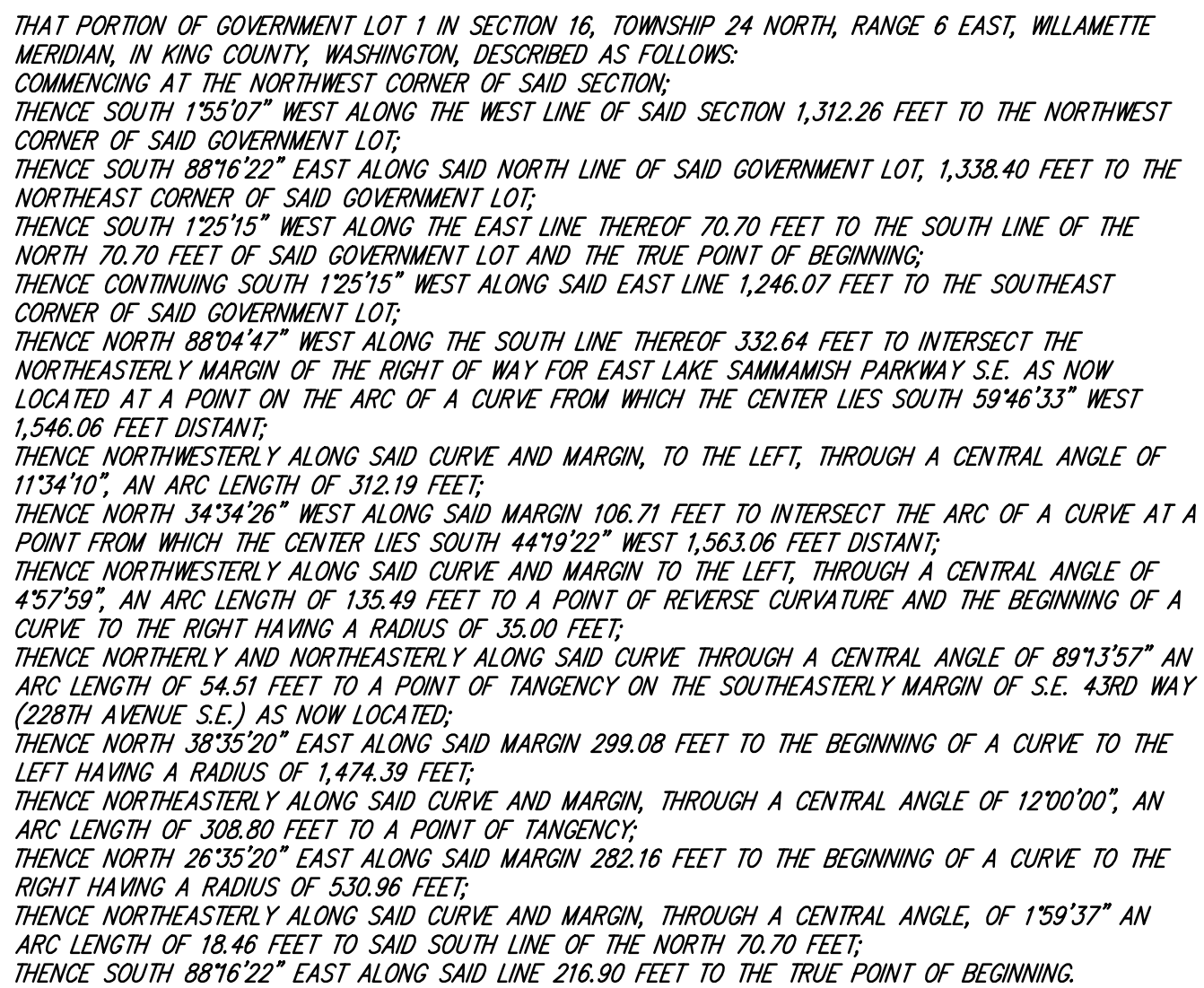
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|  | FOUND PROPERTY CORNER, AS NOTED |
|  | CATCH BASIN, TYPE II            |
|  | CATCH BASIN, TYPE I             |
|  | DRAIN<br>SANDY DRAIN            |
|  | SANITARY SEWER MANHOLE          |
|  | SANITARY SEWER CLEANOUT         |
|  | WATER VALVE                     |
|  | FIRE HYDRANT                    |
|  | WATER METER                     |
|  | UTILITY LIGHT POLE              |
|  | POWER PEDESTAL                  |
|  | LIGHT POLE                      |
|  | GAS METER                       |
|  | COMMUNICATION PEDESTAL          |
|  | COMMUNICATION MANHOLE           |
|  | STREET SIGN, AS NOTED           |
|  | WETLAND FLAG, AS NOTED          |
|  | CONIFER TREE, AS NOTED          |
|  | DECIDUOUS TREE, AS NOTED        |
| F   | FIR TREE                        |
| C   | CEDAR TREE                      |
| CW  | COTTONWOOD TREE                 |
| A   | ALDER TREE                      |
| M   | MAPLE TREE                      |
| DEC   | DECIDUOUS TREE                  |

**NOTE**

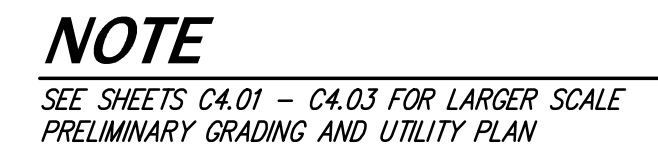
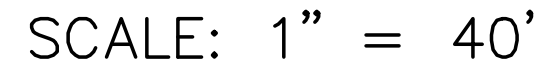
SEE CRITICAL AREA REPORT  
PREPARED BY TALASAEA FOR  
ADDITIONAL INFORMATION/DETAIL.

DATE		DESIGNED		DRAWN		APPROVED		PROJECT NUMBER	
DECEMBER 2016		SHERI H. MURATA, P.E.		DAVID S. VAUGHN		SHERI H. MURATA, P.E.		16066	
						JAMES A. OLSEN, P.E.			
						PROJECT MANAGER			
<p><b>EXISTING CONDITIONS</b>  <b>MALLARD BAY</b></p> <p><b>STEVE BURNSTEAD CONSTRUCTION, LLC</b>          11980 NE 24TH STREET SUITE 200          BELLEVUE, WA 98005</p>									
<p><b>CORE</b>          DESIGN</p> <p>ENGINEERING • PLANNING • SURVEYING</p>									
<p>14711 NE 29th Place Suite 101          Bellevue, Washington 98007          425.885.7877 Fax: 425.885.7963</p>									
<p>DATE</p> <p>REVISIONS</p> <p>NO.</p> <p> </p>									



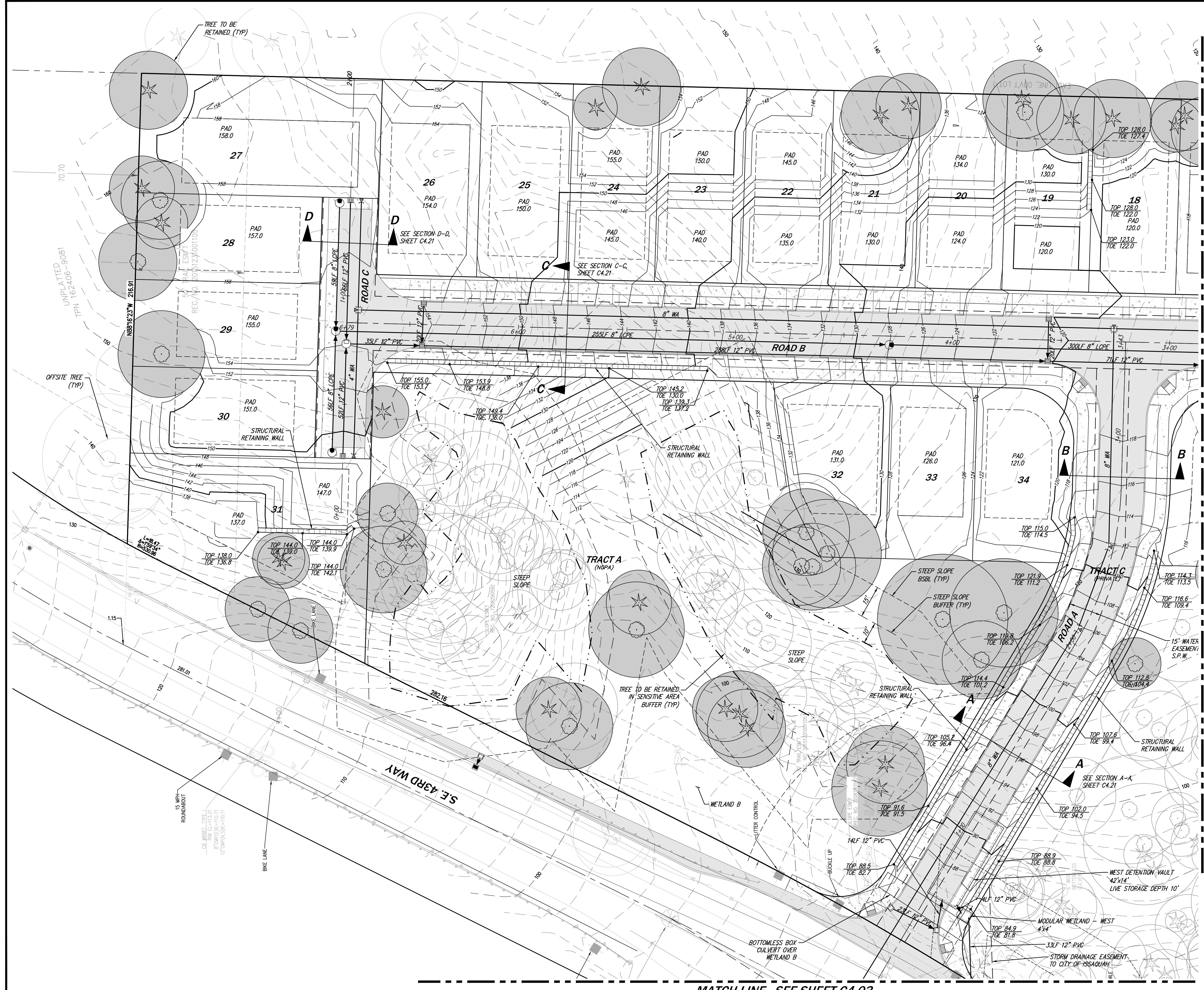
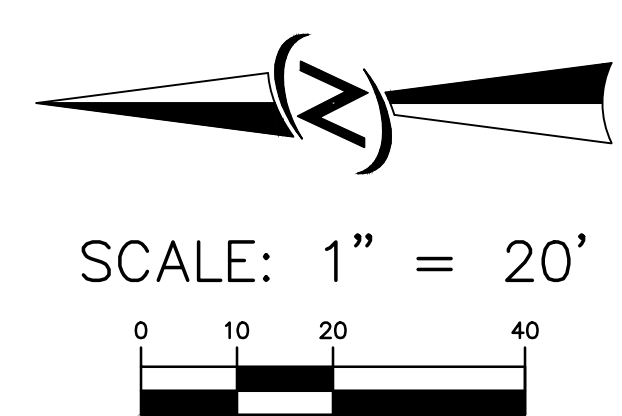






DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	SHERI H. MURATA, P.E.	DAVID S. VAUGHN	SHERI H. MURATA, P.E.	JAMES A. OLSEN, P.E.
SHEET	OF			
C4.00	20			
PROJECT NUMBER 16066				





MATCH LINE - SEE SHEET C4.02

SEE SECTION B-B, SHEET C4.21

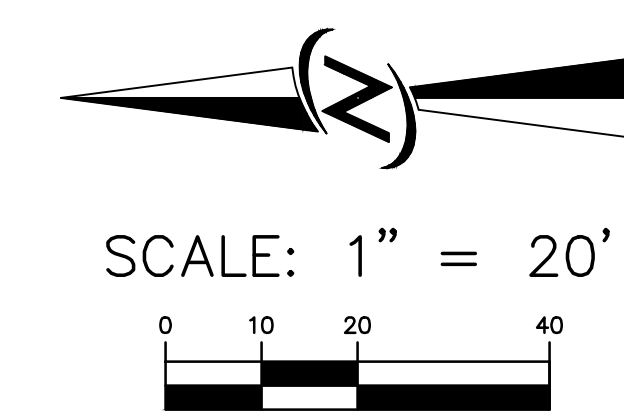
LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- YARD DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- UTILITY LIGHT POLE
- POWER PEDESTAL
- LIGHT POLE
- GAS METER
- COMMUNICATION PEDESTAL
- COMMUNICATION MANHOLE
- STREET SIGN, AS NOTED
- WETLAND FLAG, AS NOTED
- CONIFER TREE, AS NOTED
- DECIDUOUS TREE, AS NOTED
- F FIR TREE
- C CEDAR TREE
- CW COTTONWOOD TREE
- A ALDER TREE
- M MAPLE TREE
- DEC DECIDUOUS TREE

DATE: DECEMBER 2016		DESIGNED: SHERI H. MURATA, P.E.		DRAWN: DAVID S. VAUGHN		APPROVED: SHERI H. MURATA, P.E.		PROJECT MANAGER: JAMES A. OLSEN, P.E.	
SHEET: C4.01		OF: 20		PROJECT NUMBER: 16066					
PRELIMINARY GRADING AND UTILITY PLAN MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005									
ENGINEERING • PLANNING • SURVEYING CORE DESIGN 14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963									
REVISIONS NO. DATE DESCRIPTION									

12/16/2016 3:10 PM: 1201616066 [ENGINEERING] [PRELIMINARY] [SHEETS] [16066 C400.DWG]





MATCH LINE - SEE SHEET C4.01

MATCH LINE - SEE SHEET C4.03

- LEGEND**
- FOUND MONUMENT, AS NOTED
  - FOUND PROPERTY CORNER, AS NOTED
  - CATCH BASIN, TYPE II
  - CATCH BASIN, TYPE I
  - YARD DRAIN
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - UTILITY LIGHT POLE
  - POWER PEDESTAL
  - LIGHT POLE
  - GAS METER
  - COMMUNICATION PEDESTAL
  - COMMUNICATION MANHOLE
  - STREET SIGN, AS NOTED
  - WETLAND FLAG, AS NOTED
  - CONIFER TREE, AS NOTED
  - DECIDUOUS TREE, AS NOTED
  - FIR TREE
  - CEDAR TREE
  - CW COTTONWOOD TREE
  - A ALDER TREE
  - M MAPLE TREE
  - DEC DECIDUOUS TREE

DATE: DECEMBER 2016		DESIGNED: SHERI H. MURATA, P.E.		DRAWN: DAVID S. VAUGHN		APPROVED: SHERI H. MURATA, P.E.		PROJECT MANAGER: JAMES A. OLSEN, P.E.	
SHEET: C4.02		OF: 20		PROJECT NUMBER: 16066					
PRELIMINARY GRADING AND UTILITY PLAN MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005									
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963									
CORE DESIGN ENGINEERING • PLANNING • SURVEYING									
12-16-16									

12/16/2016 3:11 PM: 1201616066 [ENGINEERING] [PRELIMINARY] [SHEET] [15] 16066 C400LING

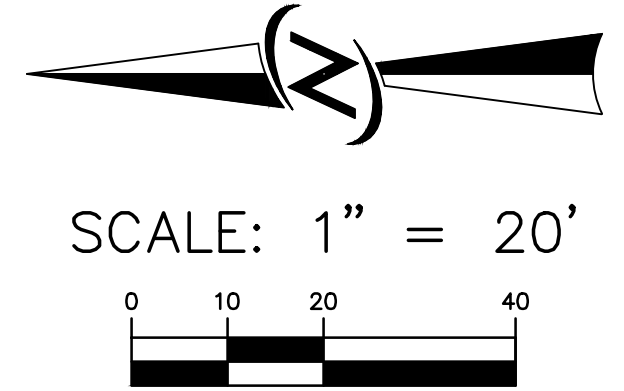
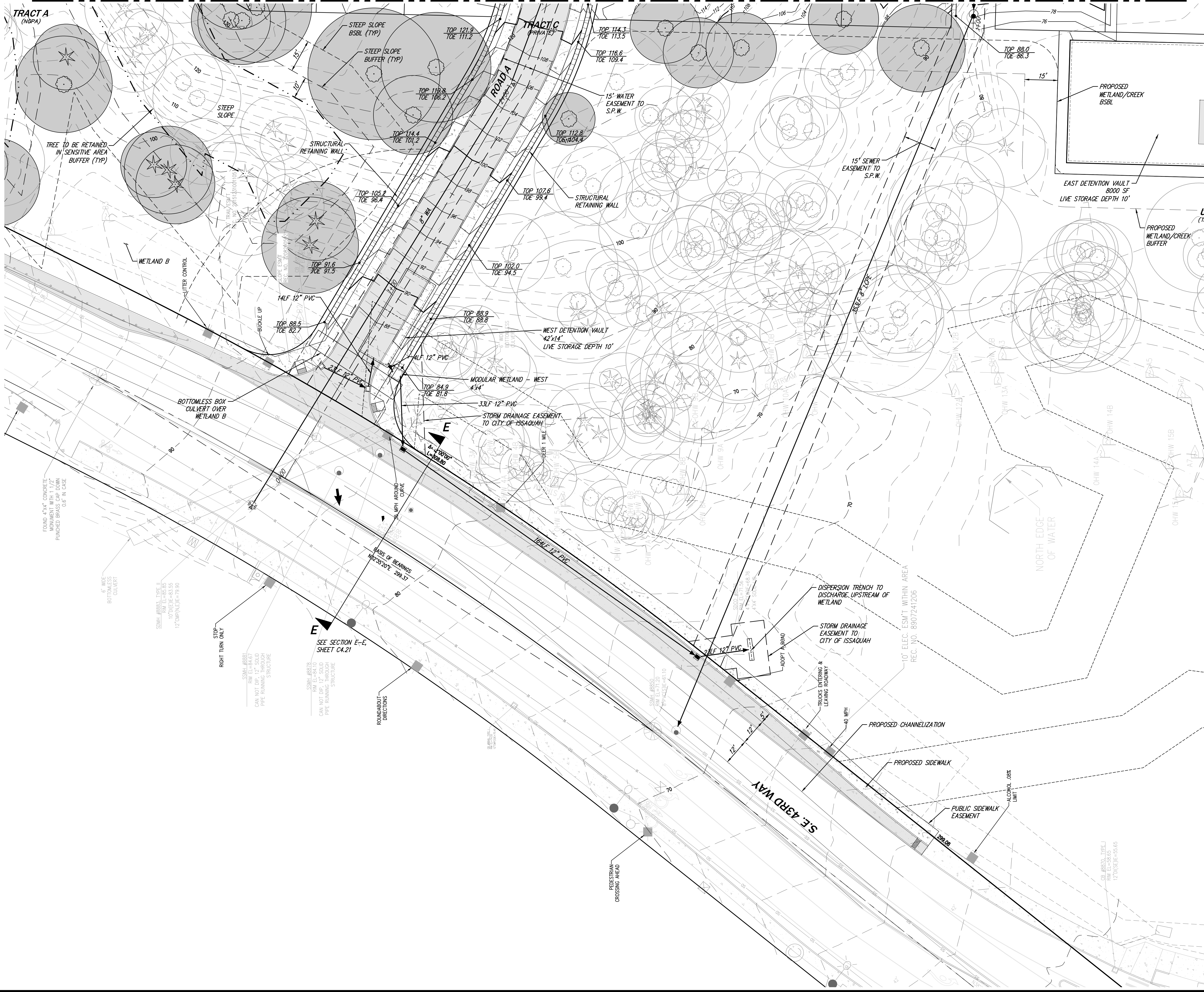


12/16/2016 3:11 PM: 1201616066[ENGINEERING][PRELIMINARY][SHEET 15]16066 C4003.DWG

SW 1/4, NW 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.

MATCH LINE - SEE SHEET C4.01

MATCH LINE - SEE SHEET C4.02

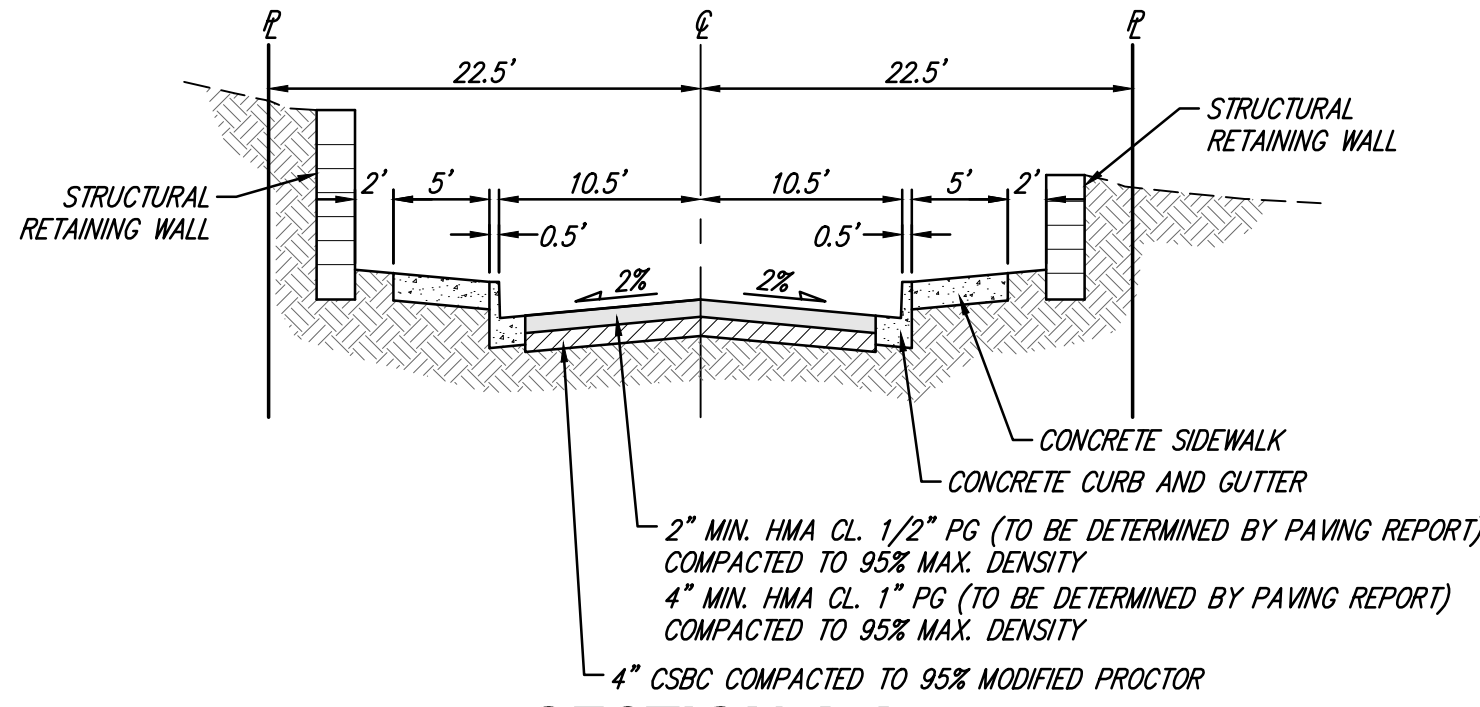


LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND PROPERTY CORNER, AS NOTED
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- YARD DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
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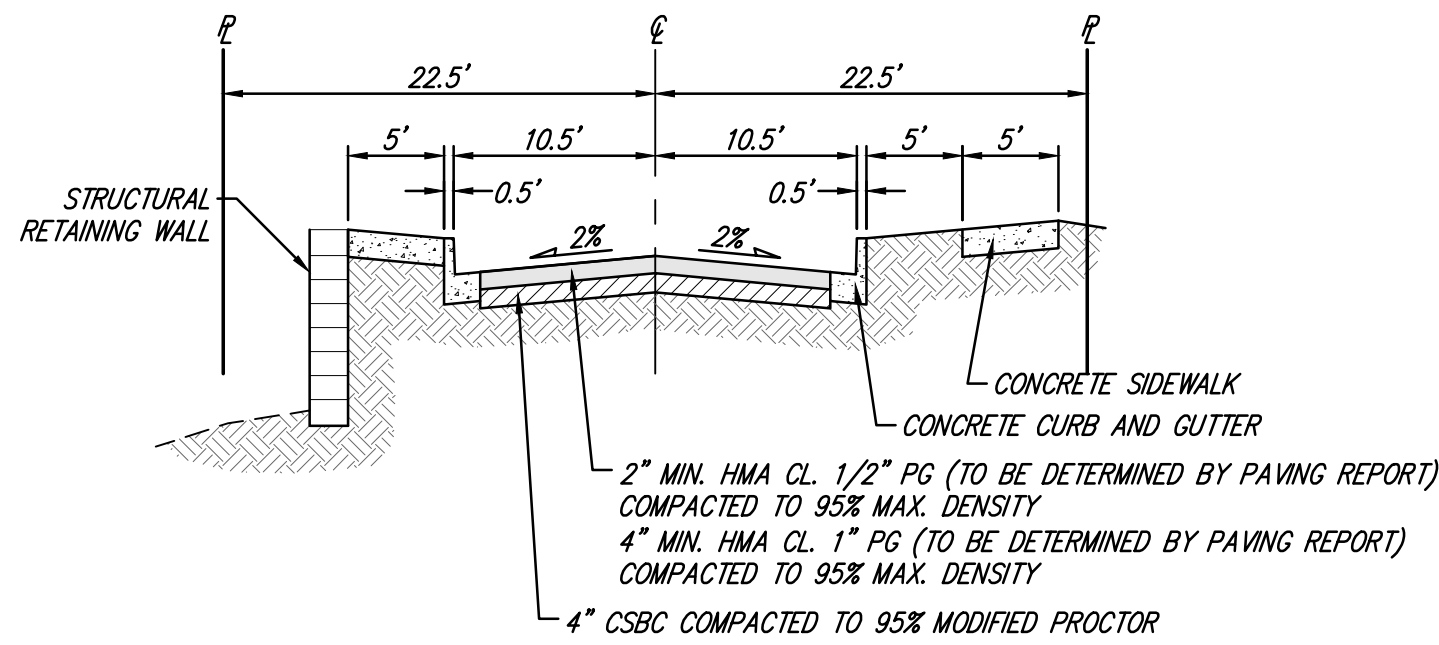
DATE: 12-16-16		NO.		REVISIONS	
DESIGNED: SHERI H. MURATA, P.E.		DRAWN: DAVID S. VAUGHN		APPROVED: SHERI H. MURATA, P.E.	
PROJECT NUMBER: 16066		SHEET: C4.03		OF: 20	
PROJECT NAME: PRELIMINARY GRADING AND UTILITY PLAN MALLARD BAY		CLIENT: STEVE BURNSTEAD CONSTRUCTION, LLC		ADDRESS: 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005	
PROJECT MANAGER: JAMES A. OLSEN, P.E.		ENGINEERING: PLANNING • SURVEYING		CORE DESIGN	
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963		ALASKA PROFESSIONAL ENGINEERING LICENSE NO. 10888		12-16-16	





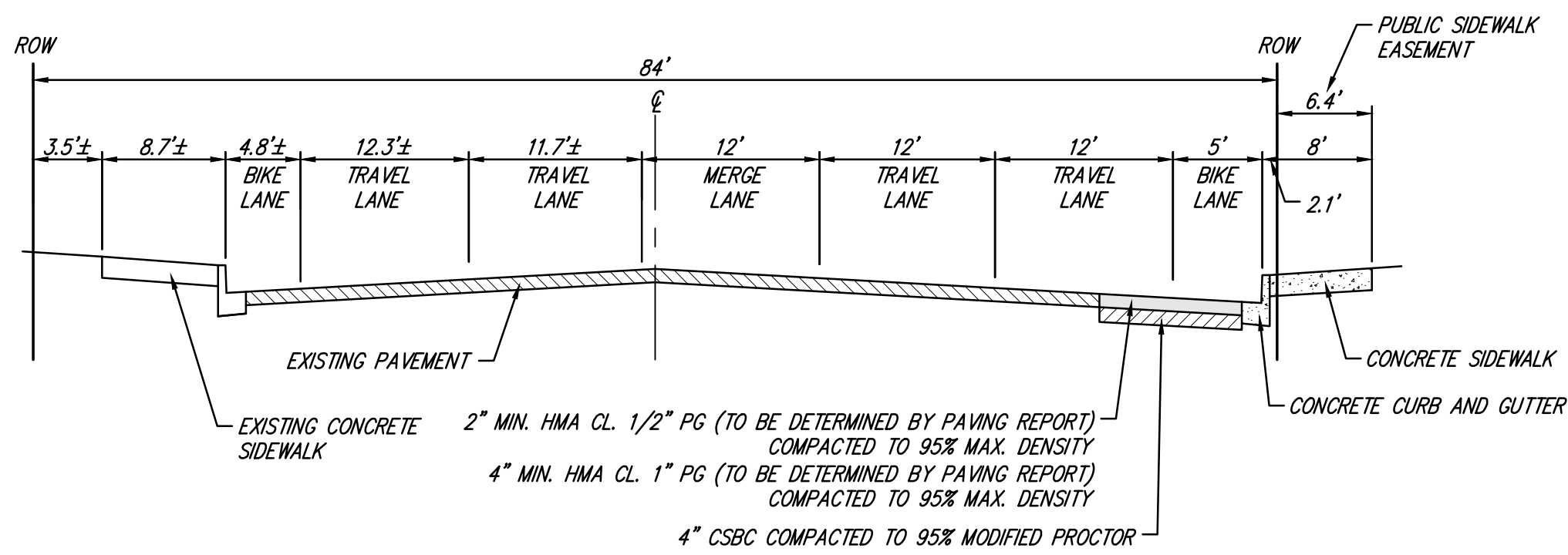
SECTION A-A  
ROAD A (PRIVATE)

NO SCALE



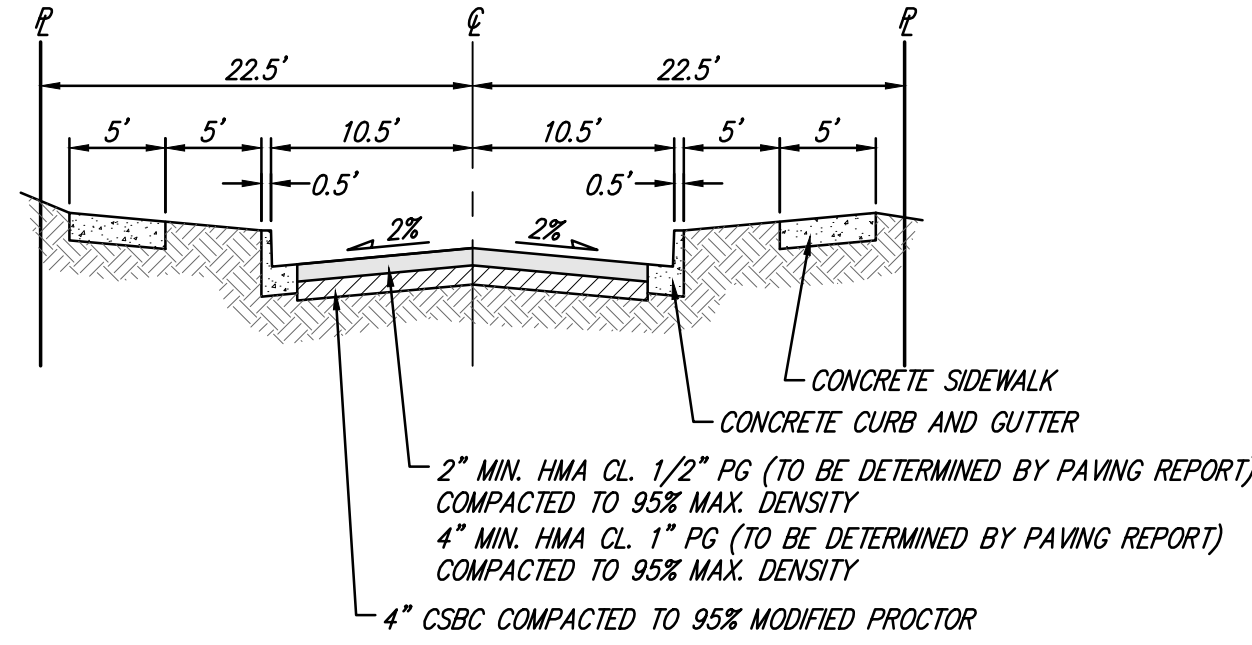
SECTION C-C  
ROAD B (PRIVATE)

NO SCALE



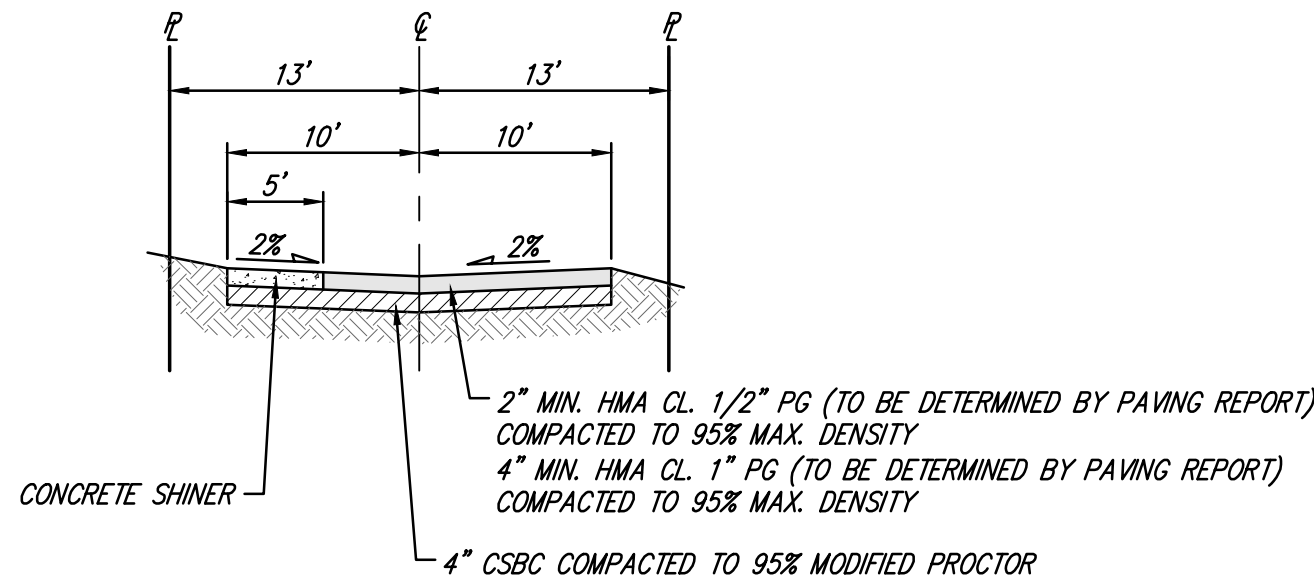
SECTION E-E  
S.E. 43RD WAY

NO SCALE



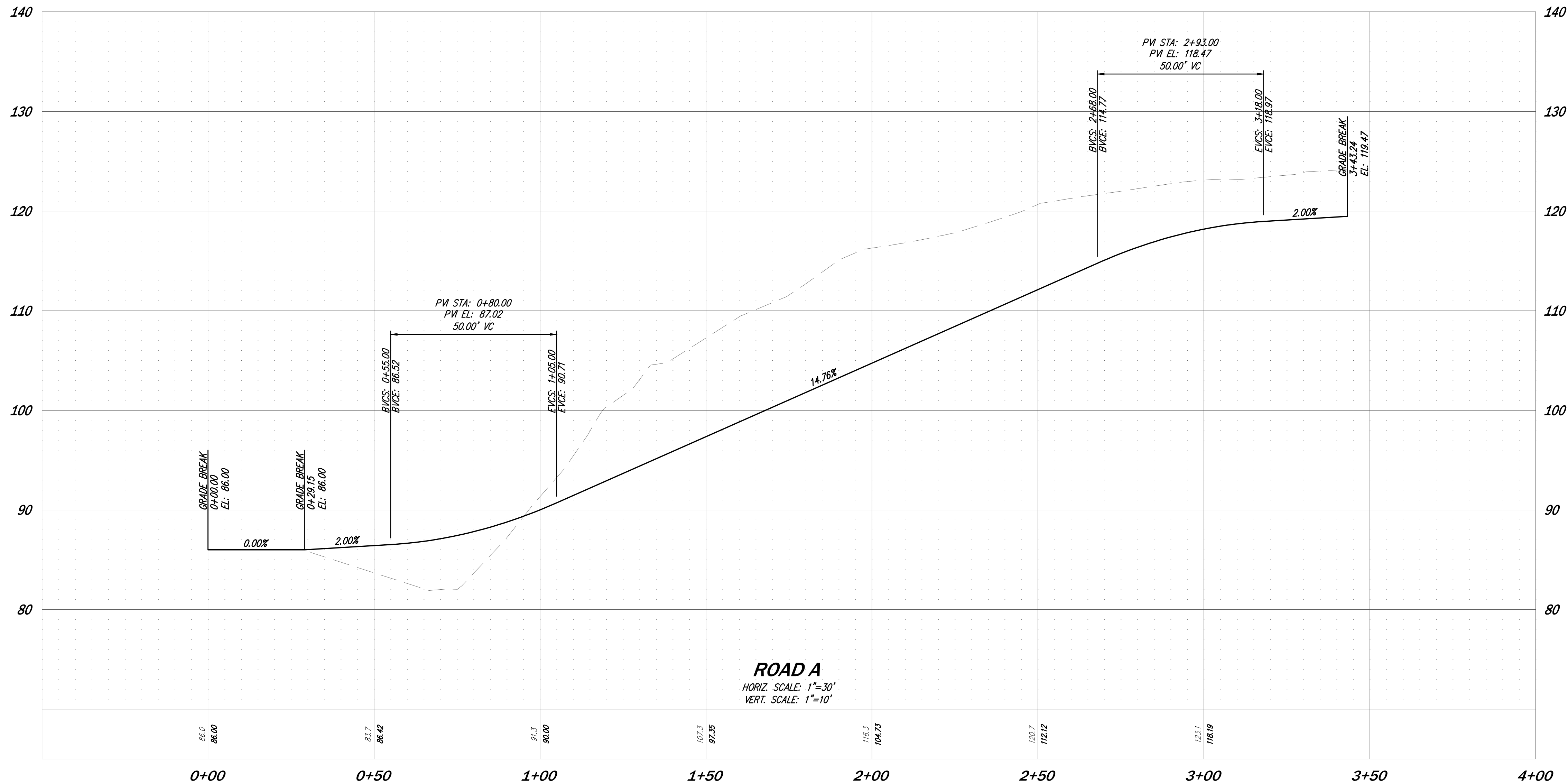
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ROAD A (PRIVATE)

NO SCALE



SECTION D-D  
ROAD C (PRIVATE)

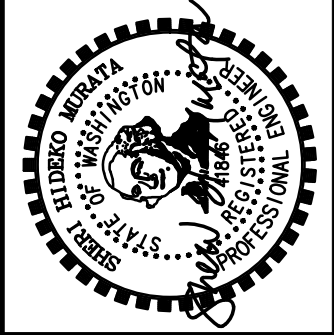
NO SCALE



ROAD A

HORIZ. SCALE: 1"=30'  
VERT. SCALE: 1"=10'

DATE	
DESIGNED	
DRAWN	
APPROVED	
PROJECT MANAGER	
SHEET	
OF	
PROJECT NUMBER	
16066	



14711 NE 29th Place Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963



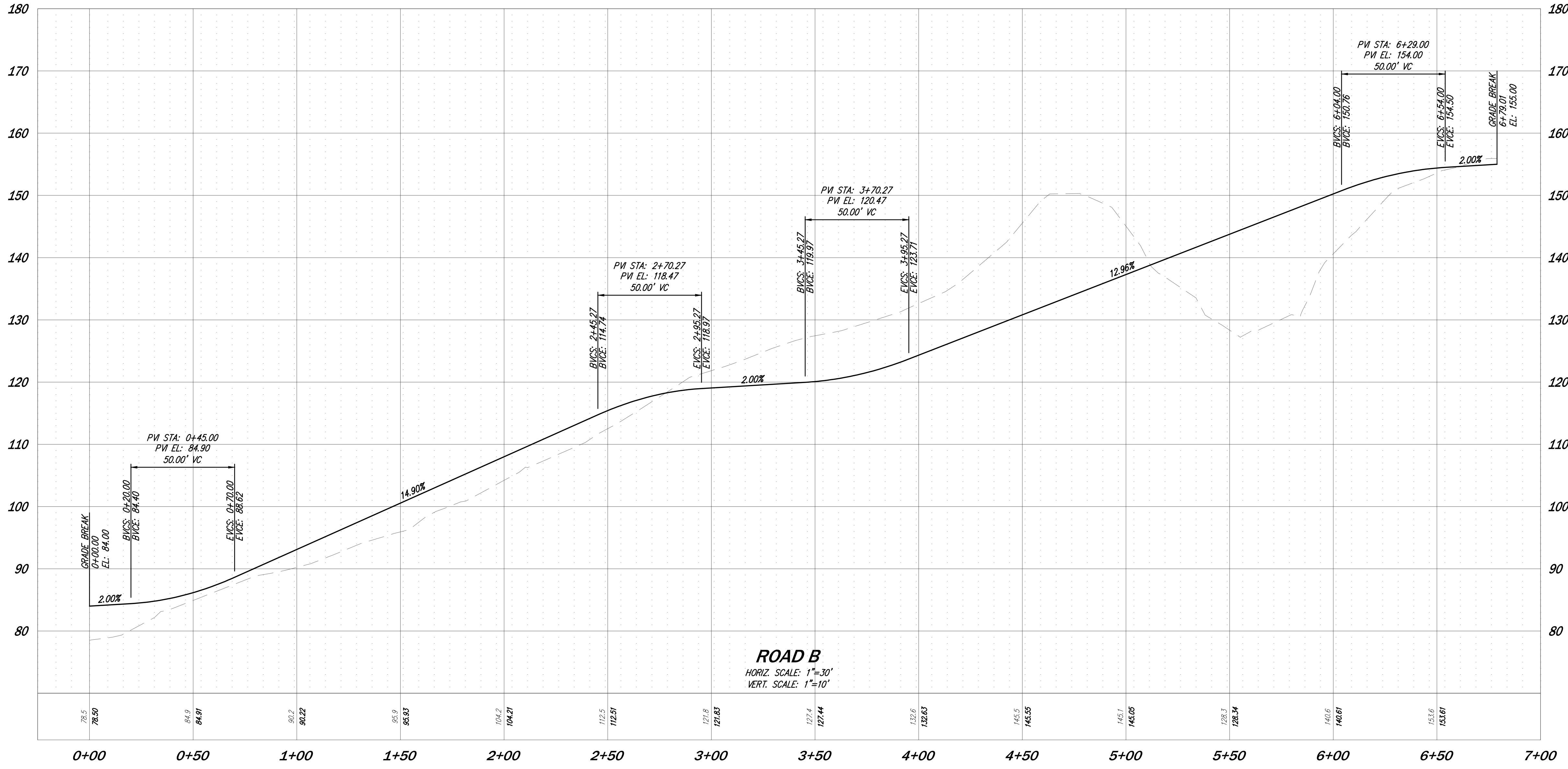
PRELIMINARY ROAD PROFILES AND DETAILS  
MALLARD BAY  
STEVE BURNSTEAD CONSTRUCTION, LLC  
11980 NE 24TH STREET SUITE 200  
BELLEVUE, WA 98005

DATE	DECEMBER 2016
DESIGNED	SHERI H. MURATA, P.E.
DRAWN	DAVID S. VAUGHN
APPROVED	SHERI H. MURATA, P.E.
PROJECT MANAGER	JAMES A. OLSEN, P.E.
SHEET	C4.21
OF	20
PROJECT NUMBER	16066



12/16/2016 3:11 PM\\c:\2016\16066\ENGINEERING\PRELIMINARY\SHEETS\16066 C400.DWG

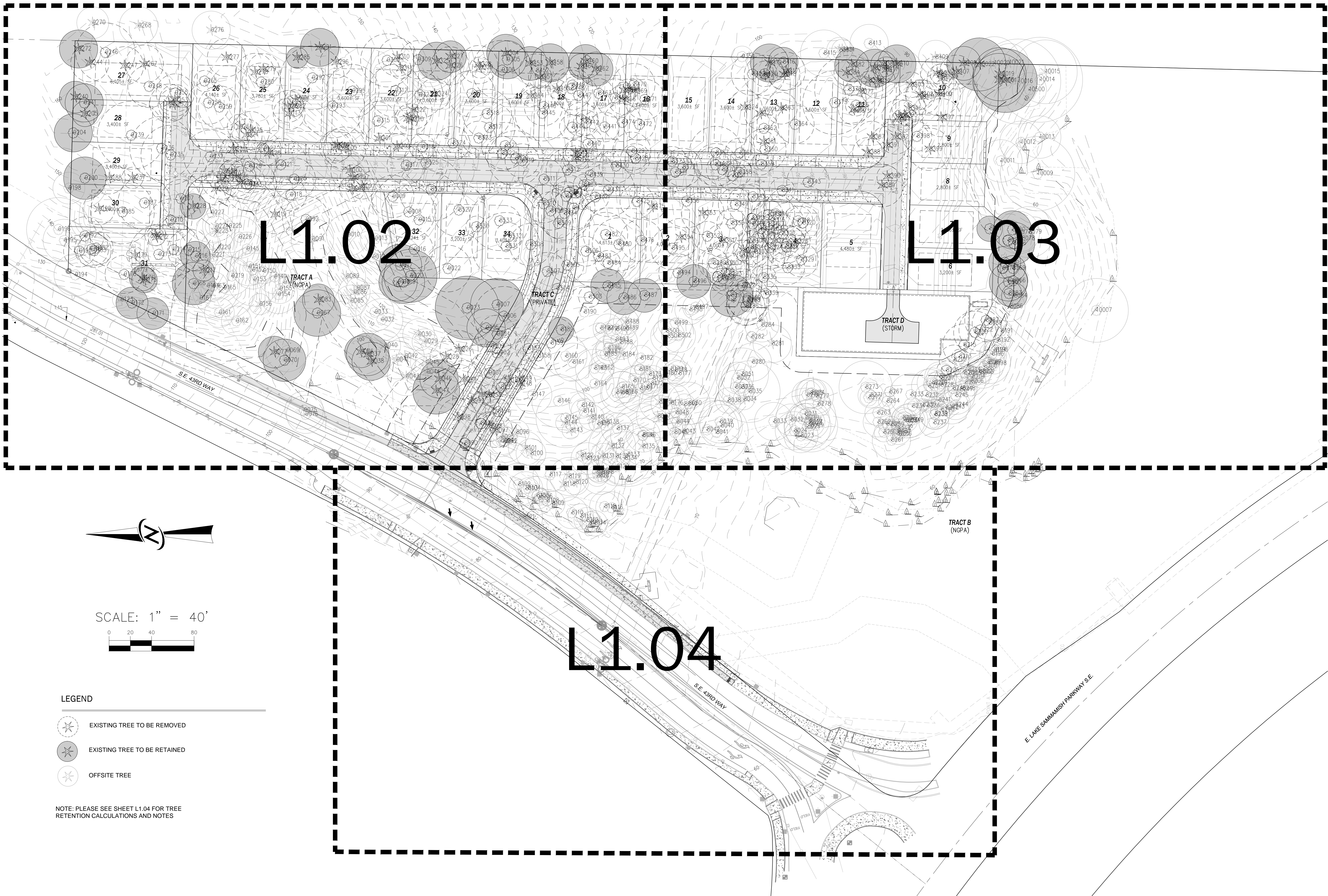
SW 1/4, NW 1/4, SEC. 16, TWP. 24 N., RGE. 6 E., W.M.



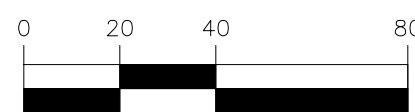
DATE: DECEMBER 2016		DESIGNED: SHERI H. MURATA, P.E.	
DRAWN: DAVID S. VAUGHN		APPROVED: SHERI H. MURATA, P.E.	
PROJECT NUMBER: 16066		PROJECT MANAGER: JAMES A. OLSEN, P.E.	
SHEET: C4.22		OF: 20	
PRELIMINARY ROAD PROFILES MALLARD BAY			
STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005			
14711 NE 29th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963			
CORE DESIGN ENGINEERING • PLANNING • SURVEYING			
NO.		REVISIONS	
DATE			

12-16-16





SCALE: 1" = 40'



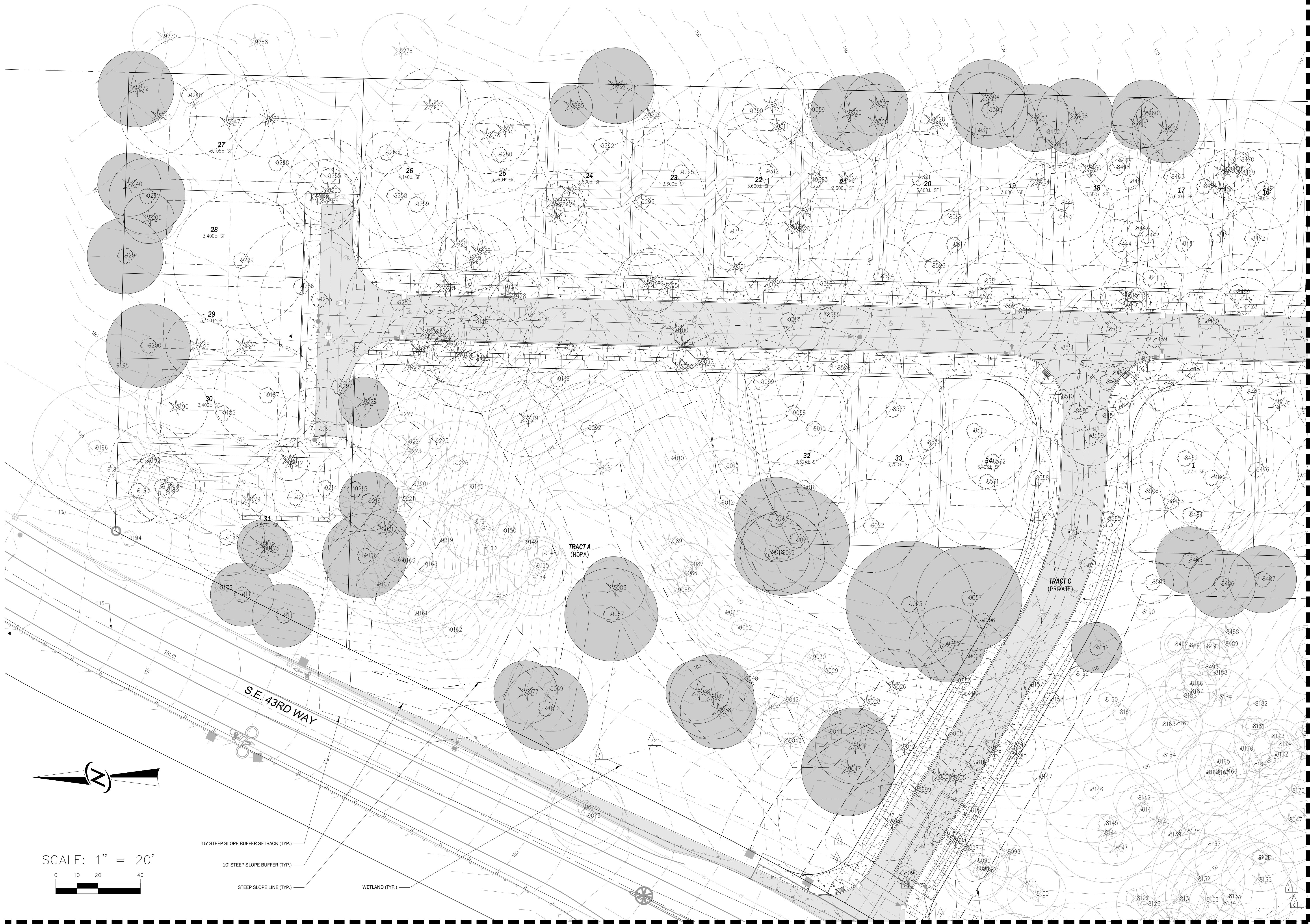
LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- OFFSITE TREE

NOTE: PLEASE SEE SHEET L1.04 FOR TREE RETENTION CALCULATIONS AND NOTES

DATE		DECEMBER 2016
DESIGNED		LINDSEY B. SOLORIO
DRAWN		CAROLYN E. MULNIX
APPROVED		LINDSEY B. SOLORIO, P.L.A.
PROJECT NUMBER		JAMES A. OLSEN, P.E. PROJECT MANAGER
SHEET		L1.01
OF		20
PROJECT NUMBER		16066
PRELIMINARY TREE RETENTION PLAN		MALLARD BAY
STEVE BURNSTEAD CONSTRUCTION, LLC		11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005
CORE DESIGN		ENGINEERING • PLANNING • SURVEYING
14711 NE 59th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963		LINDSEY BENNETT SOLORIO CERTIFICATE NO. 1353 04/17/2018
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT		
REVISIONS		
NO.		
DATE		





MATCHLINE - SEE SHEET L1.03

PRELIMINARY TREE RETENTION PLAN

MALLARD BAY

STEVE BURNSTEAD CONSTRUCTION, LLC

11980 NE 24TH STREET SUITE 200  
BELLEVUE, WA 98005

DATE: DECEMBER 2016

DESIGNED: LINDSEY B. SOLORIO

DRAWN: CAROLYN E. MULNIX

APPROVED: LINDSEY B. SOLORIO, P.L.A.

JAMES A. OLSEN, P.E.  
PROJECT MANAGER

SHEET

OF

L1.02 20

PROJECT NUMBER

16066

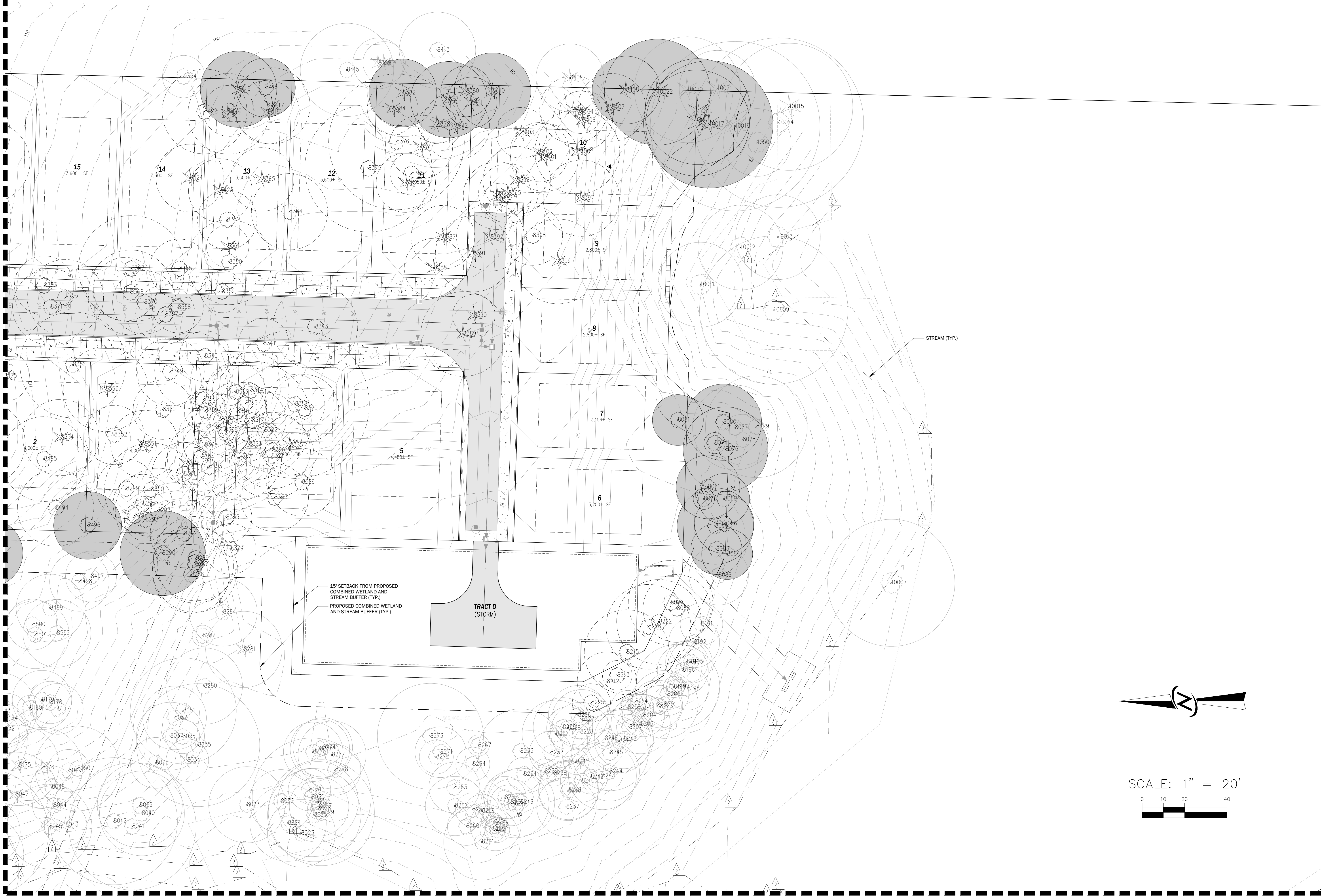
STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
LINDSEY BENNETT SOLORIO  
CERTIFICATE NO. 135  
04/17/2018

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CORE DESIGN  
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MATCHLINE - SEE SHEET L1.02



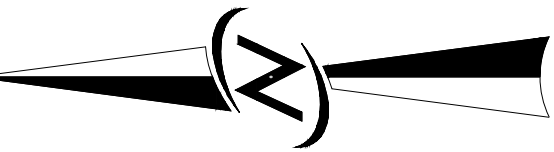
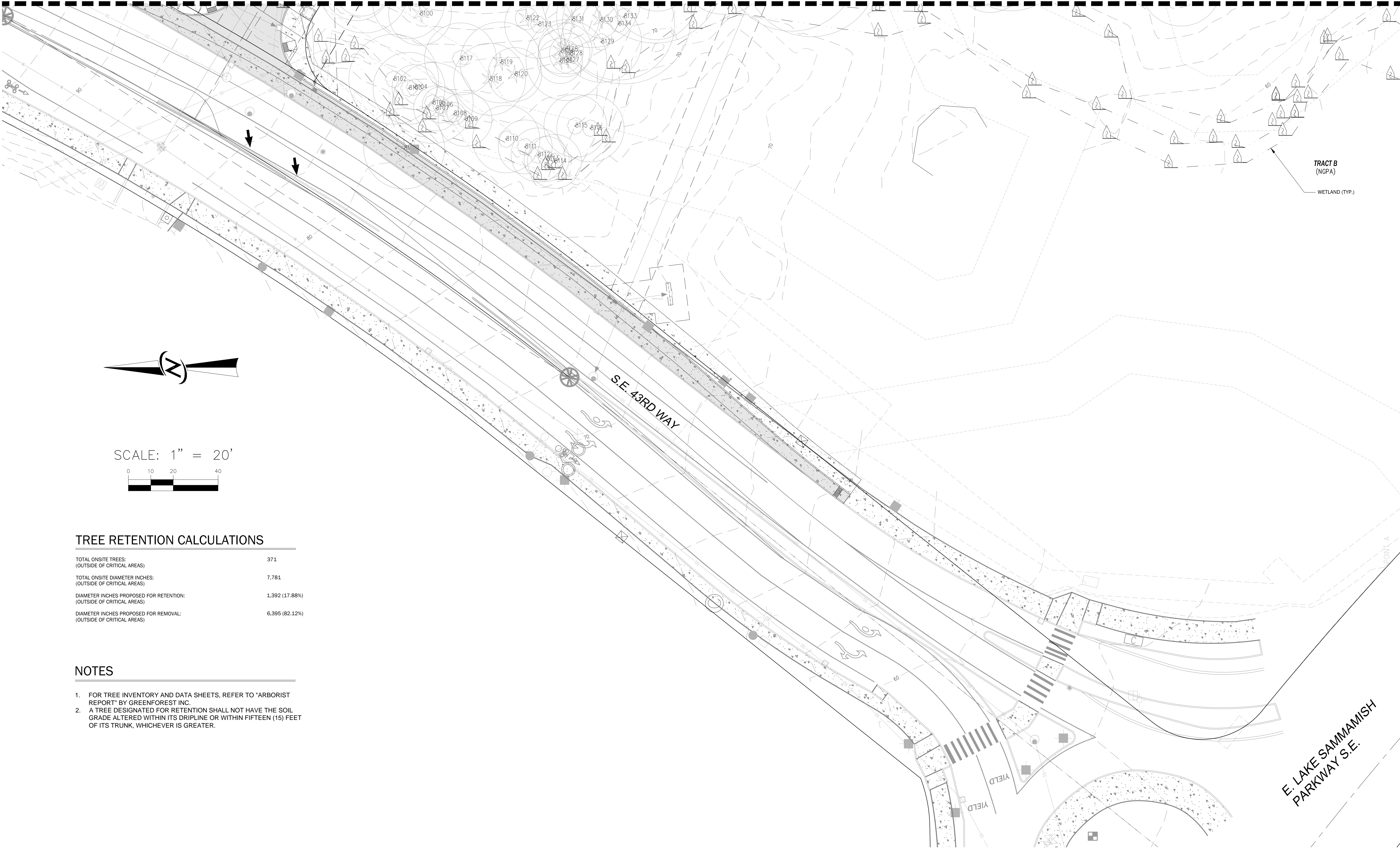
MATCHLINE - SEE SHEET L1.04

DATE	DESIGNED	DRAWN	APPROVED	PROJECT NUMBER
DECEMBER 2016	LINDSEY B. SOLORIO	CAROLYN E. MULNIX	LINDSEY B. SOLORIO, P.L.A.	16066
SHEET	OF			
L1.03	20			
PRELIMINARY TREE RETENTION PLAN MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005				
CORE DESIGN ENGINEERING • PLANNING • SURVEYING 14711 NE 20th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963				
STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT LINDSEY BENNETT SOLORIO CERTIFICATE NO. 1353 04/17/2018				
REVISIONS				
NO.	DATE	DESCRIPTION		

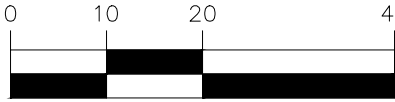


MATCHLINE - SEE SHEET L1.02

MATCHLINE - SEE SHEET L1.03



SCALE: 1" = 20'



TREE RETENTION CALCULATIONS

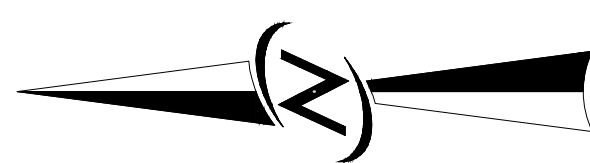
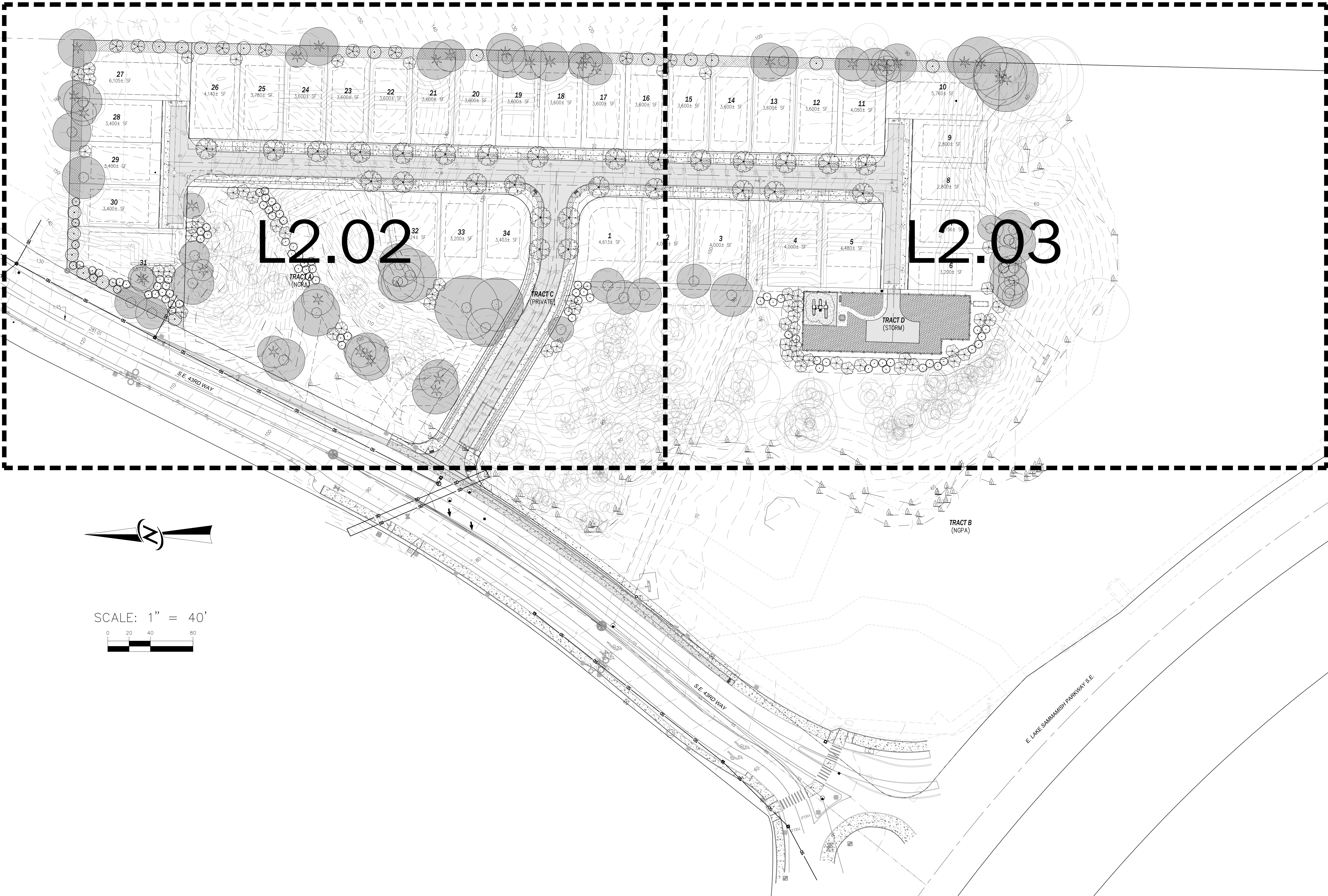
TOTAL ONSITE TREES: (OUTSIDE OF CRITICAL AREAS)	371
TOTAL ONSITE DIAMETER INCHES: (OUTSIDE OF CRITICAL AREAS)	7,781
DIAMETER INCHES PROPOSED FOR RETENTION: (OUTSIDE OF CRITICAL AREAS)	1,392 (17.88%)
DIAMETER INCHES PROPOSED FOR REMOVAL: (OUTSIDE OF CRITICAL AREAS)	6,395 (82.12%)

NOTES

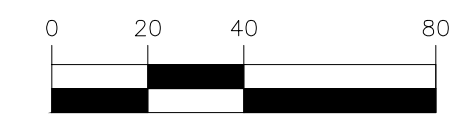
- FOR TREE INVENTORY AND DATA SHEETS, REFER TO "ARBORIST REPORT" BY GREENFOREST INC.
- A TREE DESIGNATED FOR RETENTION SHALL NOT HAVE THE SOIL GRADE ALTERED WITHIN ITS DRIPLINE OR WITHIN FIFTEEN (15) FEET OF ITS TRUNK, WHICHEVER IS GREATER.

DATE	DESIGNED	DRAWN	APPROVED
DECEMBER 2016	LINDSEY B. SOLORIO	CAROLYN E. MULNIX	LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER			
JAMES A. OLSEN, P.E.			
PROJECT NUMBER			
16066			
PRELIMINARY TREE RETENTION PLAN			
MALLARD BAY			
STEVE BURNSTEAD CONSTRUCTION, LLC			
11980 NE 24TH STREET SUITE 200			
BELLEVUE, WA 98005			
14711 NE 25th Place Suite 101			
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425.8857877 Fax 425.8857963			
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LINDSEY BENNETT SOLORIO			
CERTIFICATE NO. 1353			
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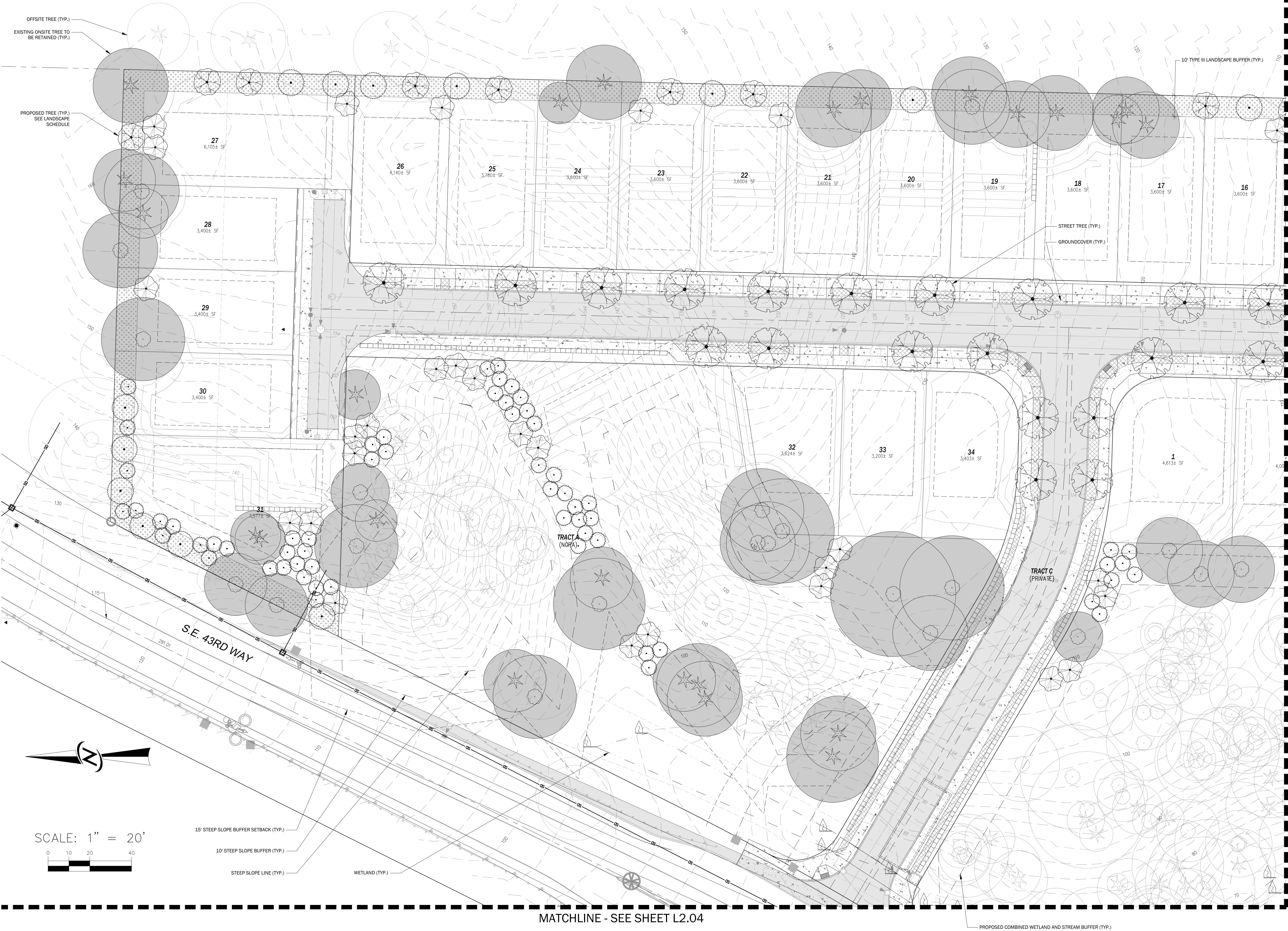


SCALE: 1" = 40'



DATE		DECEMBER 2016
DESIGNED		LINDSEY B. SOLORIO
DRAWN		CAROLYN E. MULINX
APPROVED		LINDSEY B. SOLORIO, P.L.A.
PROJECT MANAGER		JAMES A. OLSEN, P.E.
SHEET		12.01
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PRELIMINARY LANDSCAPE PLAN		
MALLARD BAY		
STEVE BURNSTEAD CONSTRUCTION, LLC		
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LINDSEY BENNETT SOLORIO		
CERTIFICATE NO. 135		
04/17/2018		
STATE OF WASHINGTON		
REGISTERED		
LANDSCAPE ARCHITECT		
REVISIONS		
NO.		
DATE		





MATCHLINE - SEE SHEET L2.03

PRELIMINARY LANDSCAPE PLAN

MALLARD BAY

STEVE BURNSTEAD CONSTRUCTION, LLC

11980 NE 24TH STREET SUITE 200  
BELLEVUE, WA 98005

DATE: DECEMBER 2016

DESIGNED: LINDSEY B. SOLORIO

DRAWN: CAROLYN E. MULNIX

APPROVED: LINDSEY B. SOLORIO, P.L.A.

JAMES A. OLSEN, P.E.  
PROJECT MANAGER

SHEET

OF

L2.02

20

PROJECT NUMBER

16066

STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
LINDSEY BENNETT SOLORIO  
CERTIFICATE NO. 135  
04/17/2018

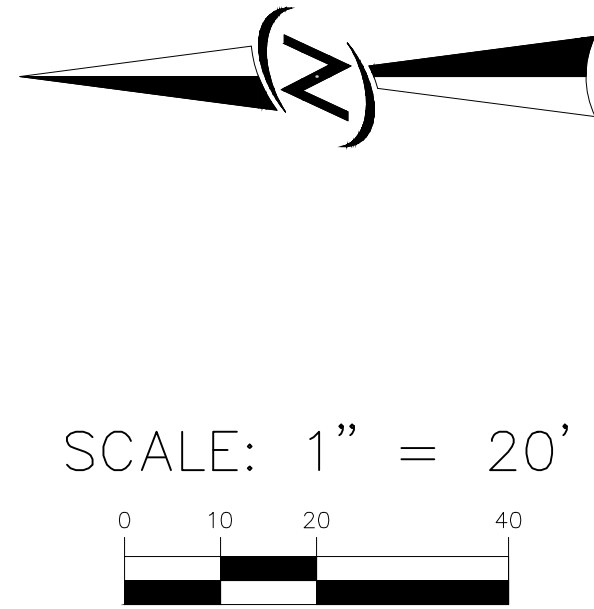
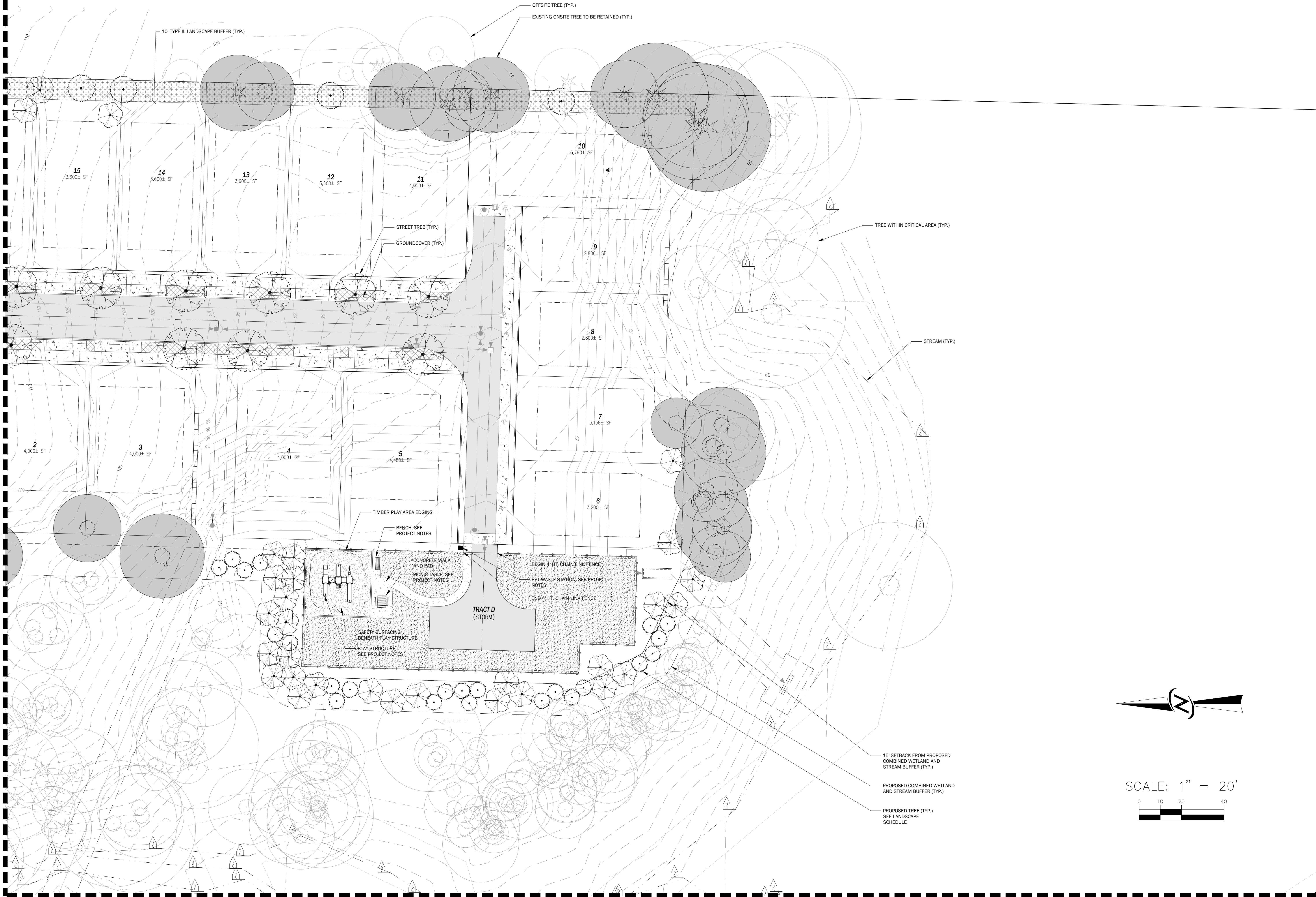
14711 NE 29th Place Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

CORE DESIGN  
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MATCHLINE - SEE SHEET L2.02

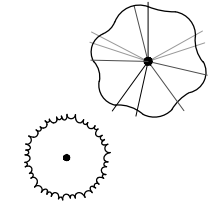


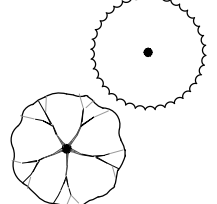

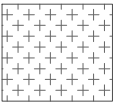
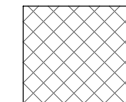
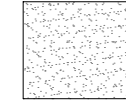
MATCHLINE - SEE SHEET L2.04



DATE		DECEMBER 2016	DATE		
DESIGNED		LINDSEY B. SOLORIO	REVISIONS		
DRAWN		CAROLYN E. MULNIX	NO.		
APPROVED		LINDSEY B. SOLORIO, P.L.A.			
		JAMES A. OLSEN, P.E.			
		PROJECT MANAGER			
SHEET		L2.03	OF		20
PROJECT NUMBER		16066			
<p>PRELIMINARY LANDSCAPE PLAN MALLARD BAY STEVE BURNSTEAD CONSTRUCTION, LLC 11980 NE 24TH STREET SUITE 200 BELLEVUE, WA 98005</p>					
<p>CORE DESIGN ENGINEERING • PLANNING • SURVEYING</p> <p>14711 NE 25th Place Suite 101 Bellevue, Washington 98007 425.885.7877 Fax 425.885.7963</p>					
<p>STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT LINDSEY BENNETT SOLORIO CERTIFICATE NO. 1353 04/17/2018</p>					



PLANT SCHEDULE

REPLACEMENT TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	56	ACER CIRCINATUM	VINE MAPLE	7` - 8` HT. MIN.	AS SHOWN	
	84	TSUGA MERTENSIANA	MOUNTAIN HEMLO	7` - 8` HT. MIN.	AS SHOWN	
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	28	ACER GINNALA `FLAME`	FLAME AMUR MAPI	2` CAL. MIN.	AS SHOWN	STREET TREE QUALITY
TYPE III LANDSCAPE BUFFER TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	17	ABIES LASIOCARPA	ALPINE FIR	6` - 8` MIN HT.	20` O.C.	WELL-BRANCHED
	9	RHAMNUS PURSHIANA	CASCARA			
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	11,912 SF	TYPE III LANDSCAPE BUFFER SHRUBS AND GROUNDCOVER	VISUAL BUFFER	1 GAL. MIN.	2` O.C.	FULL & BUSHY
	SHRUBS	GAULTHERIA SHALLON SPIRAEA DOUGLASII VACCINIUM OVATUM	SALAL DOUGLAS SPIREA EVERGREEN HUCKLEBERRY			
	GROUNDCOVER	ASARUM CAUDATUM	WILD GINGER			
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
	4,437 SF	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL.	18" O.C.	
	5,536 SF	LAWN	LAWN			

POTABLE WATER IRRIGATION BUDGET CALCS.

PLAN SET OR AREA	PERMANANT (S.F.)	TEMPORARY (S.F.)	TOTAL LANDSCAPE AREA (S.F.)
PLANTING BEDS	4,437	13,118	17,555
LAWN	5,536		5,536
IRRIGATION WATER BUDGET GALLONS/YEAR	ESTIMATED WATER USE (EWU) IN GALLONS/YEAR		
IWB	EWU		
165,956	164,595		
DIFFERENCE	1,361		
DIFFERENCE BETWEEN IWB AND EWU (0 OR GREATER THAN IS GOOD)			

TREE DENSITY CALCULATIONS

ONSITE DEVELOPABLE AREA:	328,007 SF / 7.53 AC
MINIMUM REQUIRED TREE DENSITY: (4 TREES PER 5,000 SF)	263 (328,007 SF / 5,000 SF = 65.6 * 4 TREES = 262.4)
PROVIDED TREE DENSITY:	263
RETAINED TREES:	69
STREET TREES:	28
TYPE III LANDSCAPE BUFFER TREES:	26
ADDITIONAL REPLACEMENT TREES:	140

GENERAL LANDSCAPE NOTES

9. LANDSCAPING
- 9.1. LANDSCAPING REVIEW IN RIGHT-OF-WAY (ROW) IS LIMITED TO UTILITY CONFLICTS AND TRESS IN ACCORDANCE WITH THE MASTER STREET TREE PLAN, COMPLIANCE WITH CONDITIONS IN THE LAND USE PERMIT, ROADS, SITE DISTANCE VISIBILITY, AND CONSISTENCY WITH CENTRAL ISSAQUAH PLAN STANDARDS. THE SAME APPLIES TO MINI PARKS, UNLESS PLAY EQUIPMENT IS INVOLVED WHICH WOULD BE REVIEWED FOR SAFETY.
- 9.2. INCLUDE ABOVEGROUND UTILITIES (I.E. LIGHT POLES, HYDRANTS, STREET SIGNAGE, ETC.) ON ALL PLAN SUBMITTALS. PLACE THE FOLLOWING NOTES ON ALL LANDSCAPE PLANS SUBMITTED FOR CITY OF ISSAQUAH:
- 9.2.1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK; AND TO PROTECT SAID UTILITIES FROM DAMAGE DURING PLANT INSTALLATION.
- 9.2.2. CONTACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND FEES AS REQUIRED BY APPLICABLE CODES AND ORDINANCES FOR THIS WORK.
- 9.2.3. CONTRACTOR SHALL PROVIDE PROTECTION OF ALL PROPERTY, PERSONS, WORK IN PROGRESS, STRUCTURES, UTILITIES, WALKS, CURBS AND PAVED SURFACES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION WORK.
- 9.2.4. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES. ALL PAVED AREAS ARE TO BE CLEANED FOLLOWING PLANTING AND MAINTENANCE ACTIVITIES.
- 9.2.5. CONFLICTS BETWEEN APPROVED PLANTING PLANS, LANDSCAPE PERFORMANCE STANDARDS AND EXISTING FIELD CONDITIONS SHALL BE IDENTIFIED TO THE DIRECTOR OR DESIGNEE PRIOR TO PLANTING.
- 9.2.6. PROPOSALS FOR PLANT SUBSTITUTIONS, LOCATION ADJUSTMENTS, SOIL AMENDMENTS OR ANY VARIATIONS FROM THE APPROVED PLANS SHALL REQUIRE PRIOR APPROVAL BY THE DIRECTOR OR DESIGNEE.
- 9.2.7. SOILS LOCATED IN PLANTING AREAS THAT HAVE BEEN COMPACTED TO A DENSITY GREATER THAN THAT PENETRABLE WITH A HAND SHOVEL (APPROX. 85%), SHALL BE LOOSENEED TO INCREASE AERATION FOR A MINIMUM DEPTH OF 18 INCHES FOR THE ENTIRE AREA OF THE COMPACTED SOILS UTILIZED FOR LANDSCAPE PURPOSES. IMPORTED TOPSOIL SHALL BE INCORPORATED INTO LOOSENEED SUB GRADE TO A MINIMUM DEPTH OF 6".
- 9.2.8. VERIFICATION OF THE NEED FOR ADDITIONAL SOIL AMENDMENTS WILL BE MADE AT THAT TIME. RECOMMENDED AMENDMENTS SHALL BE APPLIED PRIOR TO PLANTING (SEE CITY OF ISSAQUAH CODE REQUIREMENTS REGARDING SOIL AMENDMENTS HERON).
- 9.2.9. USE OF FERTILIZER, ORGANIC OR SYNTHETIC SLOW-RELEASE TYPE, AND PESTICIDES OF ANY KIND SHALL ONLY BE PERMITTED BY THE DIRECTOR OR DESIGNEE. PERMITTED APPLICATIONS OF PESTICIDES SHALL BE APPLIED BY LICENSED APPLICATORS ONLY. ALL USE OF FERTILIZERS, PESTICIDES, AND HERBICIDES SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR ISSAQUAH HIGHLANDS. APPLICATIONS OF ALL PESTICIDES, HERBICIDES, AND FERTILIZERS SHALL BE MADE IN A MANNER THAT WILL INHIBIT THEIR ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAINS.
- 9.2.10. ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK (ANSI 260.1) REQUIREMENTS. PLANT SIZES FOR BUFFERS AND PARKING LOTS SHALL CONFORM TO STANDARDS OUTLINED IN ISSAQUAH MUNICIPAL CODE SECTION 18.12.140.
- 9.2.11. ALLOW 24 HOURS MINIMUM NOTIFICATION FOR INSPECTION REQUEST. PLANT MATERIAL THAT HAS BEEN APPROVED FOR INSTALLATION SHALL BE PLANTED WITHIN 24 HOURS. INSTALLATION SHALL NOT BE CONDUCTED UNDER ADVERSE WEATHER CONDITIONS WITHOUT PRIOR APPROVAL OF THE DIRECTOR OR DESIGNEE. PLANT MATERIAL THAT CANNOT BE PLANTED WITHIN ONE DAY FOLLOWING ARRIVAL SHALL BE HEEL-ED-IN, KEPT MOIST AND PROTECTED AT ALL TIMES FROM EXTREME WEATHER CONDITIONS. PLANTS SHALL BE STORED AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 9.2.12. TREE PITS SHALL BE A MINIMUM OF THREE TIMES (3X) THE DIAMETER OF THE TREE'S ROOT MASS. ADDITIONAL AERATION MAY BE REQUIRED AS DIRECTED BY THE DIRECTOR OR DESIGNEE. ADD WATER TUBES TO THE TREE PLANTINGS IN PAVED AREAS.
- 9.2.13. STREET TREES SHALL BE SYMMETRICAL AND UNIFORM IN APPEARANCE, SIZE AND STRUCTURE.
- 9.2.14. STREET TREE AND SHRUB SETBACKS SHALL BE CONSISTENT WITH ADOPTED CITY OF ISSAQUAH STREET STANDARDS, AND MEET THE FOLLOWING GENERAL REQUIREMENTS UNLESS OTHERWISE DIRECTED BY THE DIRECTOR OR DESIGNEE:
- 9.2.15. TREES WILL NOT BE PLANTED IN LOCATIONS THAT COULD LEAD TO ROOTS DAMAGING SIDEWALKS OR CURBING.
- 9.2.16. TREES WILL NOT BE PLANTED TO OBSTRUCT VEHICULAR LINES-OF-SIGHT AT TRAFFIC INTERSECTIONS AND DRIVEWAYS OR TO OBSTRUCT STREET LIGHTING, SIGNAGE OR TO RESULT IN A SAFETY CONCERN.
- 9.2.17. TURF AREAS SHALL CONSIST OF A LOW WATER USE SEED MIX THAT IS WELL ADAPTED TO THE REGION. SPECIFIC SEED SELECTION SHALL BE CHOSEN BASED ON SOILS, MAINTENANCE EXPECTATIONS AND PROPOSED USE OF THE PLANTING AREA.
- 9.2.18. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF THREE YEARS TO REMAIN IN A HEALTHY AND ATTRACTIVE MANNER. TO INSURE THIS OCCURS THE APPLICANT SHALL PROVIDE A CASH DEPOSIT OF 50% OF THE VALUE OF THE PLANT MATERIAL AND IRRIGATION PRIOR TO CONSTRUCTION PERMIT SIGN-OFF. PLANT MATERIAL THAT HAS LOST MORE THAN 30 PERCENT OF ITS NORMAL FOLIAGE SHALL BE REPLACED AS DIRECTED BY THE DIRECTOR OR DESIGNEE.
- 9.2.19. ALL PLANTING AREAS TO RECEIVE 2" DEPTH APPROVED MULCH.
- 9.2.20. LANDSCAPE PERFORMANCE BOND SHALL NOT BE RELEASED WITHOUT CITY OF ISSAQUAH ACCEPTANCE.
- 9.2.21. THE CITY SHALL APPROVE PLANT LAYOUT ALONG 56TH AND 221ST STREET FRONTAGE PRIOR TO PLANT INSTALLATION. CALL FOR INSPECTION AT LEAST 48 HOURS IN ADVANCE OF PLANTING: DAVID FAVOUR DSD (425) 837-3090
- 9.2.22. PRIOR TO INSTALLATION OF ANY PLANT MATERIAL, DOCUMENTATION SHALL BE PROVIDED TO THE CITY THAT THE ASSOCIATED IRRIGATION PLAN HAS BEEN REVIEWED BY THE CITY OF ISSAQUAH (OR EQUIVALENT AS DETERMINED BY THE DIRECTOR OR DESIGNEE) AND ARE CONSISTENT WITH THE WATER BUDGET INDICATED IN THE PLAN SET; AND, ARE CONSISTENT WITH THE CITY OF ISSAQUAH WATER CONSERVATION STANDARDS.
- 9.2.23. CONTACT THE FOLLOWING CITY OF ISSAQUAH PERSONNEL FOR ASSISTANCE OR INFORMATION: MIKE MARTIN= (425) 837-3100

STANDARD PLANTING BED PREPARATION NOTES

1. SUBGRADE SHALL BE A MINIMUM OF EIGHT (8) INCHES BELOW FINISH GRADE. SUBSTANDARD SOILS SHALL BE REMOVED PRIOR TO ADDING AMENDMENTS.
2. INCORPORATE WATER AND NUTRIENT HOLDING MATERIALS INTO SOIL AS DEEP AS POSSIBLE (A MIN. OF 12"). USE FULLY COMPOSTED ORGANIC MATERIAL.
3. SOILS WITHIN PLANTERS SHALL BE A GROWING MEDIUM THAT IS A COMBINATION OF ORGANIC AND INORGANIC MATTER SUCH AS AMERICAN HYDROTECH'S LITETOP GROWING MEDIUM.

CITY OF ISSAQUAH SOIL AMENDMENT REQUIREMENTS

SOIL AMENDMENTS - COMPOST, TOPSOIL AND SEED MIX SPECIFICATIONS: ALL NEW LANDSCAPE AREAS SHALL BE REQUIRED TO AMEND SOILS TO IMPROVE SOIL HEALTH AND NUTRIENT AVAILABILITY, INCREASE POROSITY, INFILTRATION AND MOISTURE HOLDING CAPACITY AND SHALL MEET MINIMUM SPECIFICATIONS FOR SOILS, COMPOST, MULCHES AND SEED MIXES.

1. SUBGRADE SHALL BE A MINIMUM OF EIGHT (8) INCHES BELOW FINISH GRADE. SUBSTANDARD SOILS SHALL BE REMOVED PRIOR TO ADDING AMENDMENTS.
2. A SOILS ANALYSIS SHALL BE COMPLETED FOR ALL NEW PLANTING AREAS AND SHALL INCLUDE:

A. A DETERMINATION OF SOIL TEXTURE, INDICATING PERCENTAGE OF ORGANIC MATTER.

B. AN APPROXIMATED SOIL INFILTRATION RATE EITHER MEASURED OR DERIVED FROM SOIL/TEXTURE/INFILTRATION RATE TABLES.

C. A MEASURE OF PH VALUE.
3. SOILS FOR USE IN PROJECTS APPLYING LOW IMPACT DEVELOPMENT (LID) STANDARDS SHALL FOLLOW THE LID TECHNICAL GUIDANCE MANUAL FOR PUGET SOUND, SECTION 6.2. AMENDING CONSTRUCTION SITE SOILS.
4. FOR SOILS THAT WILL NOT ADEQUATELY PERCOLATE TO PROVIDE PROPER DRAINAGE FOR PLANT MATERIALS, A PLAN TO CORRECT THE SITUATION SHALL BE DEVELOPED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE PLANNING DIRECTOR/MANAGER.
5. GUIDELINES FOR MEETING MINIMUM STANDARDS ARE AVAILABLE AT THE PERMIT CENTER AND SHALL FOLLOW THE WASHINGTON STATE UNIVERSITY KING COUNTY EXTENSION SERVICES GUIDELINES FOR SOIL CONDITIONS AND PLANT SELECTION.

PROJECT NOTES

1. PLAY STRUCTURE: MODEL PT16029 BY GAMETIME OR APPROVED EQUAL TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. 0' SAFETY FALL ZONE SHALL BE PROVIDED AROUND THE PERIMETER OF ENTIRE PLAY STRUCTURE WITH APPROVED SAFETY SURFACING PROVIDED BENEATH THE ENTIRE PLAY STRUCTURE.
2. BENCH: MODEL BP-25 BY PACIFIC OUTDOOR PRODUCTS, OR APPROVED EQUAL TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. PICNIC TABLE: MODEL PT-38 BY PACIFIC OUTDOOR PRODUCTS, OR APPROVED EQUAL TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. PET WASTE STATION: MODEL 1003-L BY DOGIPOT OR APPROVED EQUAL TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5. ALL VEGETATION TO BE INSTALLED PER APPLICABLE CITY OF ISSAQUAH ZONING CODE (SECTION 18.12) REQUIREMENTS.
6. STREET TREES TO BE MAINTAINED BY ADJACENT LAND OWNER.
7. STREET TREE PLANTING:

STREET TREE LOCATION IS APPROXIMATE. ADJUST AS NEEDED DUE TO CONFLICTS WITH UTILITIES AND/OR OTHER OBSTRUCTIONS ENCOUNTERED.

ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL STREET TREES WITHIN A MINIMUM DISTANCE OF 5' FROM SEWER, WATER LINES & STORM LINES (TYP.).

DATE  
DESIGNED  
DRAWN  
APPROVED

DECEMBER 2016  
LINDSEY B. SOLORIO  
CAROLYN E. MULNIX  
LINDSEY B. SOLORIO, P.L.L.C.

SHEET  
12.04

OF  
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PROJECT NUMBER  
16066

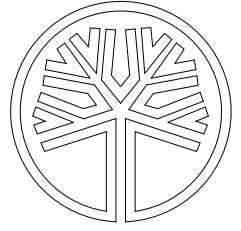
REVISIONS

NO.

DATE

NO.

DATE



STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT  
LINDSEY BENNETT SOLORIO  
CERTIFICATE NO. 135  
04/17/2018

14711 NE 95th Place Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

CORE DESIGN

ENGINEERING • PLANNING • SURVEYING

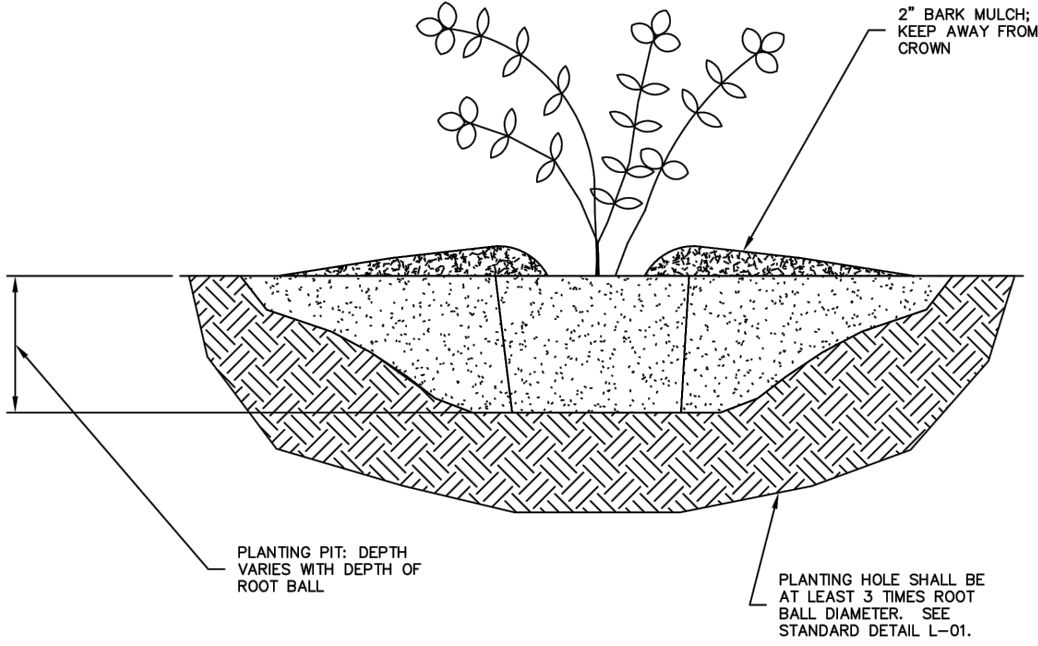
PRELIMINARY LANDSCAPE SCHEDULE AND NOTES  
MALLARD BAY

STEVE BURNSTEAD CONSTRUCTION, LLC  
11980 NE 24TH STREET SUITE 200  
BELLEVUE, WA 98005



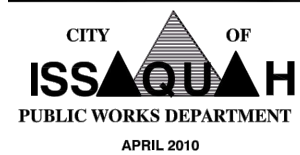
NOTES:

1. CUT & REMOVE ALL TWINE & PLASTIC. SCARIFY SIDES OF PLANTING HOLE & ROOT BALL.



APPROVED	DEPT.	DATE

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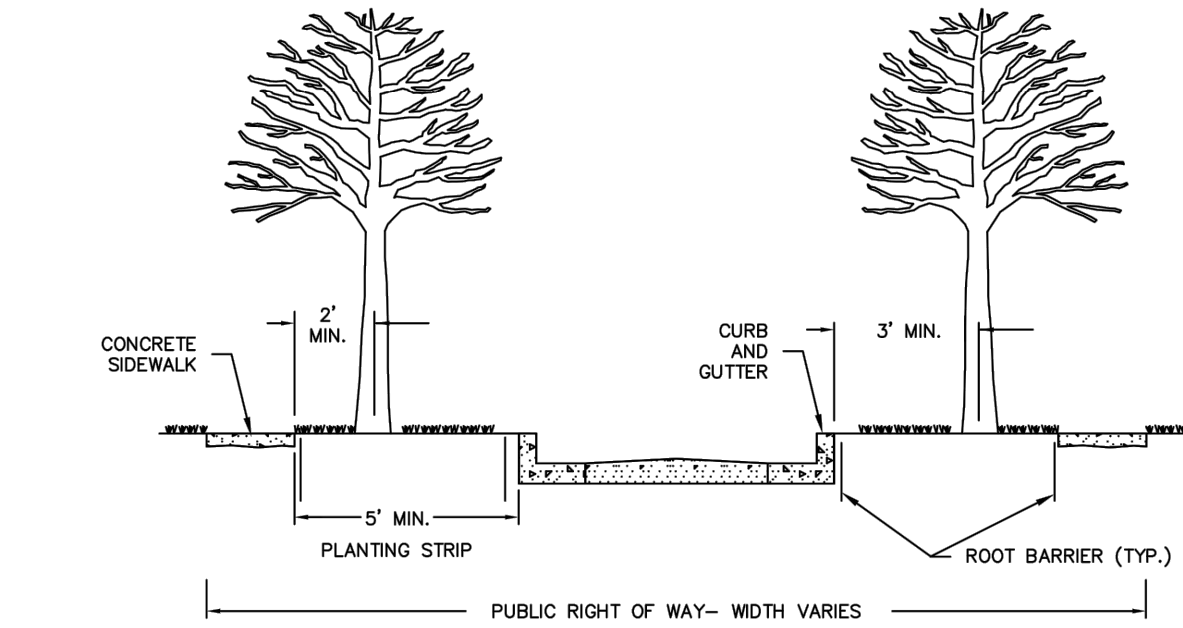


TYPICAL SHRUB GROUND COVER PLANTING

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. L-04

REV:

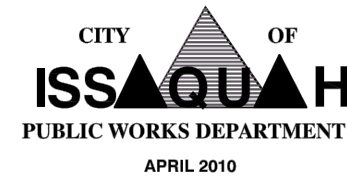


NOTES:

1. TREE SPACING IS DEPENDANT ON THE SIZE AND TYPE OF STREET TREE USED. SEE CONTRACT FOR SPACING.
2. TREES SHALL NOT BE PLACED IN SIGHT DISTANCE TRIANGLES PER MOST CURRENT VERSION OF AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) OR CITY STANDARDS.
3. COORDINATE WITH TRAFFIC SIGNAL ENGINEER SO THAT TREES DO NOT OBSTRUCT OPERATIONS OF TRAFFIC SIGNAL SYSTEMS.
4. PLANTING STRIP IRRIGATION SYSTEMS SHALL MEET IRRIGATION STANDARD AND INCORPORATE LATEST WATER CONSERVATION TECHNIQUES.
5. STREET TREES SHALL HAVE A MINIMUM OVERHEAD CLEARANCE OF SEVEN (7) FEET OVER PEDESTRIAN PATHWAYS AND FOURTEEN (14) FEET OVER STREETS. STREET TREES SHALL BE CENTERED A MINIMUM OF THIRTY (30) FEET FROM INTERSECTIONS, TWENTY (20) FEET FROM STREET LIGHTS, THREE (3) FEET FROM CURBS AND TWO (2) FEET FROM SIDEWALKS OR AS OTHERWISE APPROVED BY THE CITY.
6. STREET TREES SHALL BE PLANTED IN A PLANTING STRIP WITH A MINIMUM OF FIVE (5) FEET BETWEEN THE SIDEWALK AND THE BACK OF THE CURB.
7. TREE PIT AREA SHALL BE A MINIMUM OF 24 SQUARE FEET.
8. ROOT BARRIER SHALL EXTEND A MINIMUM OF 5 FEET BEYOND TREE (REFER TO MANUFACTURERS DETAIL).

APPROVED	DEPT.	DATE

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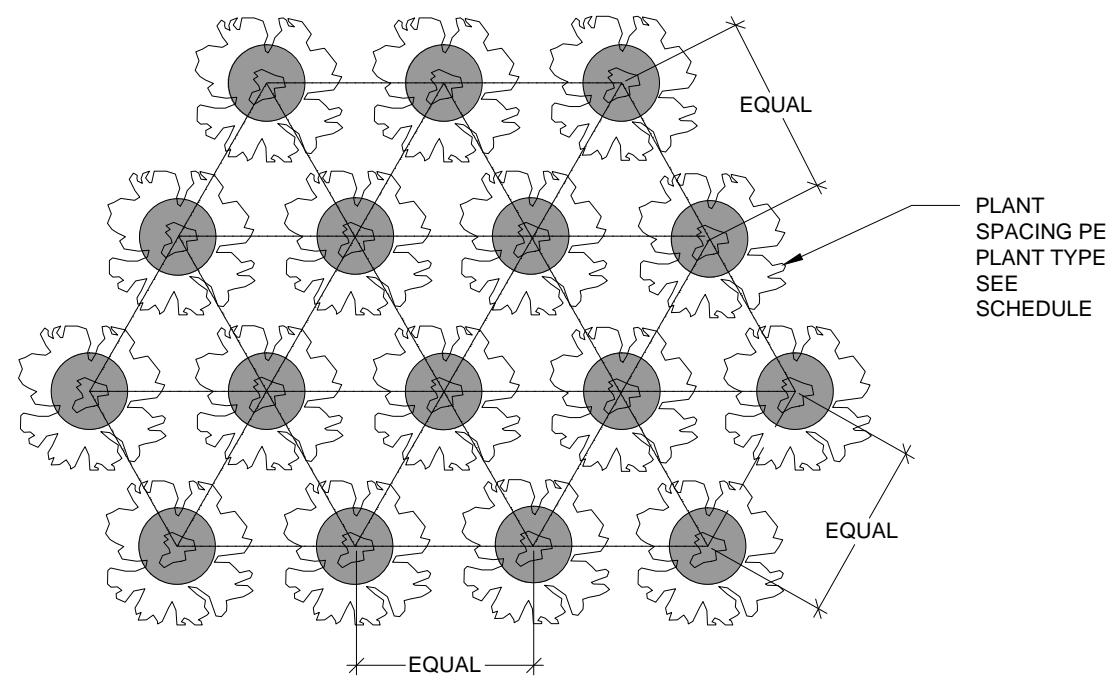


TYPICAL STREET TREE LOCATION REQUIREMENTS

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. L-03

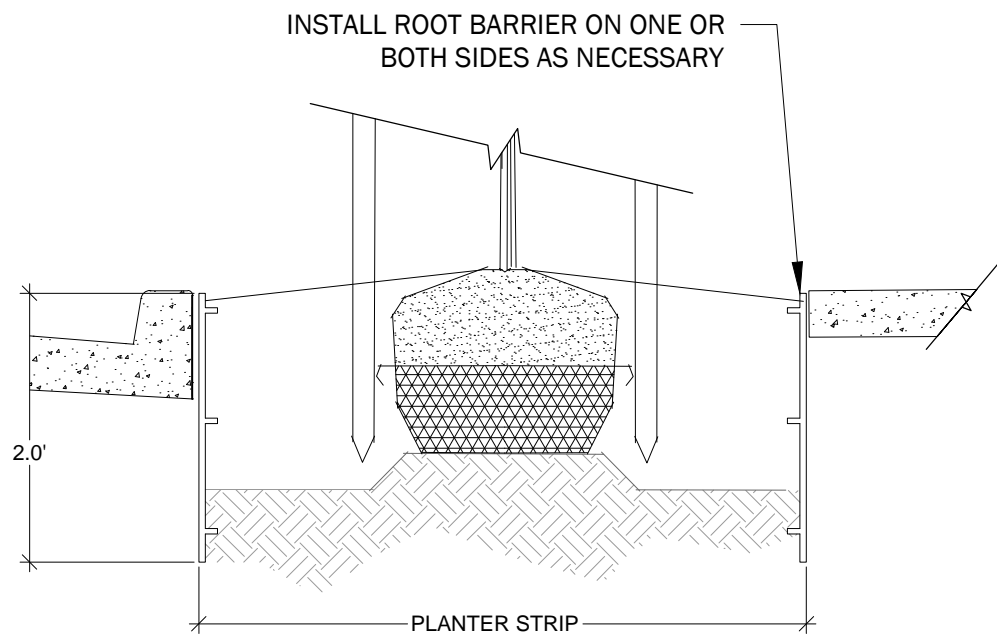
REV:



NOTE: TO AVOID LANDSCAPE INTRUSION INTO PATHS, THE FOLLOWING PLANTING SPACING OFF-SETS FROM EDGE OF ALL PATHS, DRIVES, ACCESS ROUTES, ETC. SHALL BE MET:  
GROUND COVER: 18"  
SMALL SHRUBS (UNDER 3' TALL): 30"  
MEDIUM SHRUBS (FROM 3' TALL TO 6'): 42"  
LARGE SHRUBS (OVER 6' TALL): 48"

DETAIL: PLANTING GROUND COVER SPACING

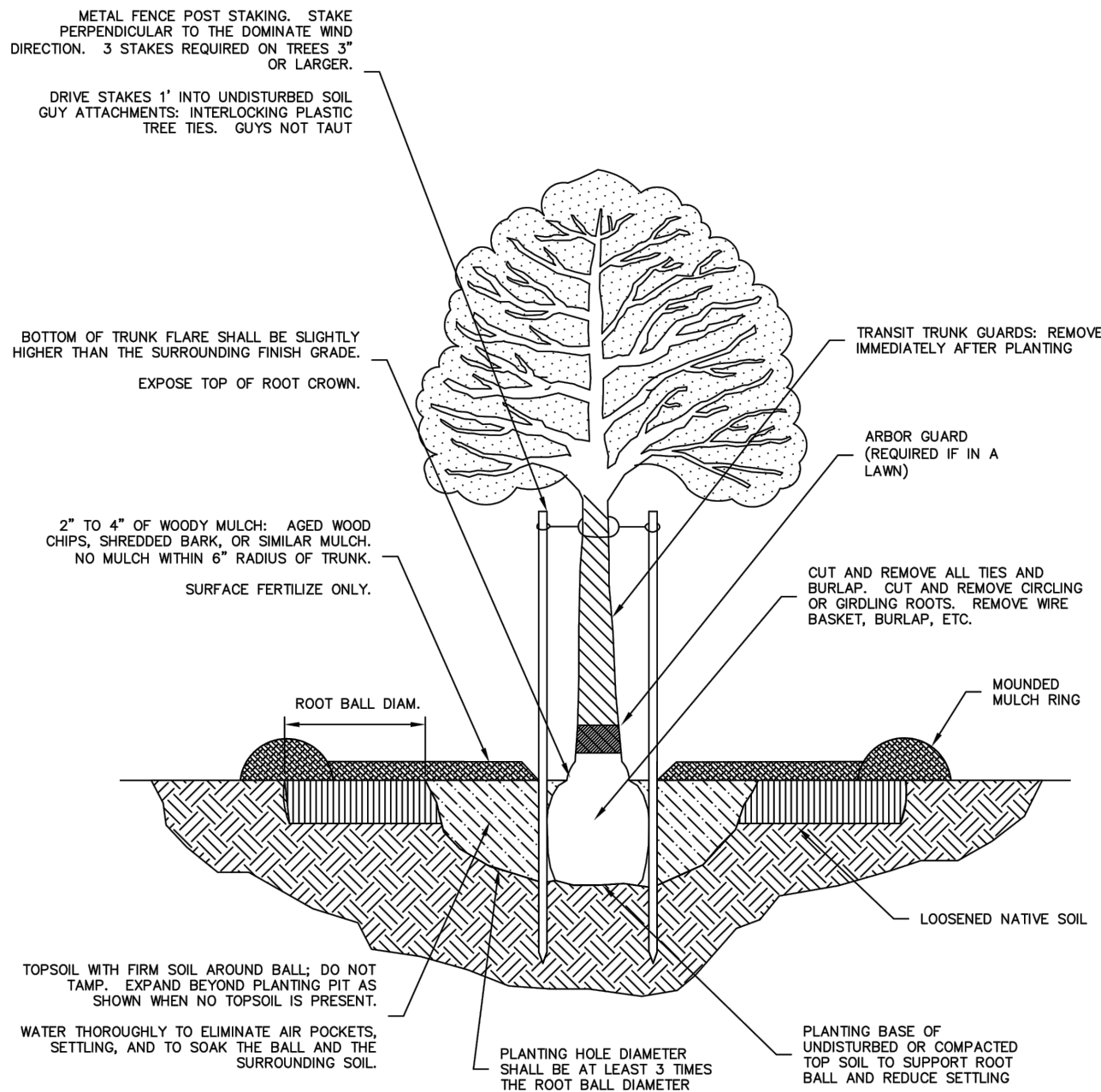
NOT TO SCALE



NOTE: 1. INSTALL PRODUCT PER MANUFACTURER'S SPECIFICATIONS.  
2. INSTALL PRODUCT A MINIMUM OF 3' BEYOND CENTER OF TREE IN EACH DIRECTION PARALLEL TO UTILITY LINE.  
3. ALL TREES LOCATED WITHIN CLOSE PROXIMITY TO UTILITIES TO RECEIVE ROOT BARRIER.

DETAIL: ROOT BARRIER

NOT TO SCALE

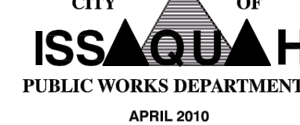


NOTES:

1. TREE LOCATION TO BE VERIFIED NOT TO CONFLICT WITH UNDERGROUND UTILITIES A MIN. OF 3 FT CLEAR ZONE EACH SIDE.

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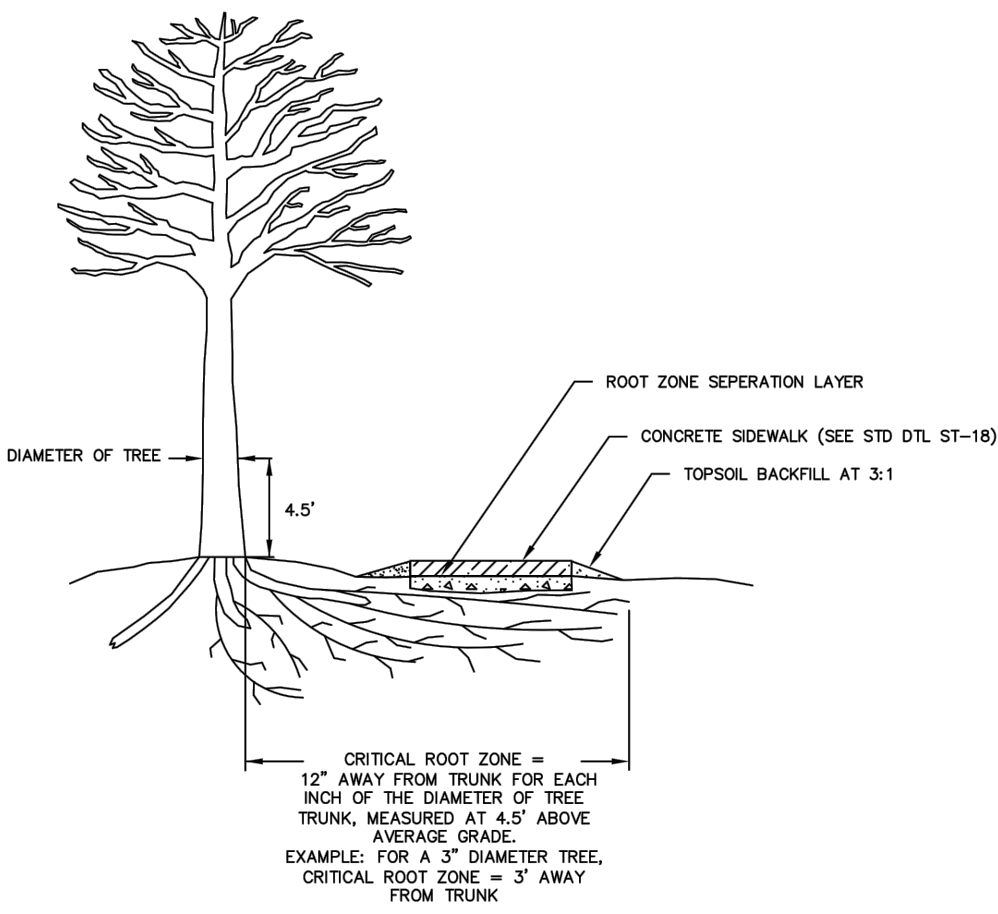


TREE PLANTING DETAIL

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. L-01

REV:

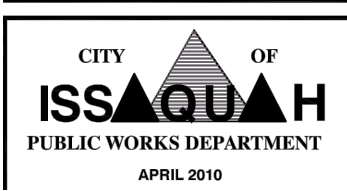


NOTE:

- 1) SEE SIDEWALK DETAIL ST-18 FOR SIDEWALK CONSTRUCTION INFORMATION.
- 2) FOR MULTI-USE TRAILS WITH VEHICLE ACCESS, SPECIAL DESIGN IS REQUIRED.
- 3) ROOT ZONE SEPARATION LAYER REQUIRED UNDER SIDEWALKS LOCATED WITHIN CRITICAL ROOT ZONE. REMOVE TOPSOIL/LAWN AND PROVIDE SEPARATION LAYER MATERIAL AS SHOWN IN THE PLANS.

APPROVED	DEPT.	DATE

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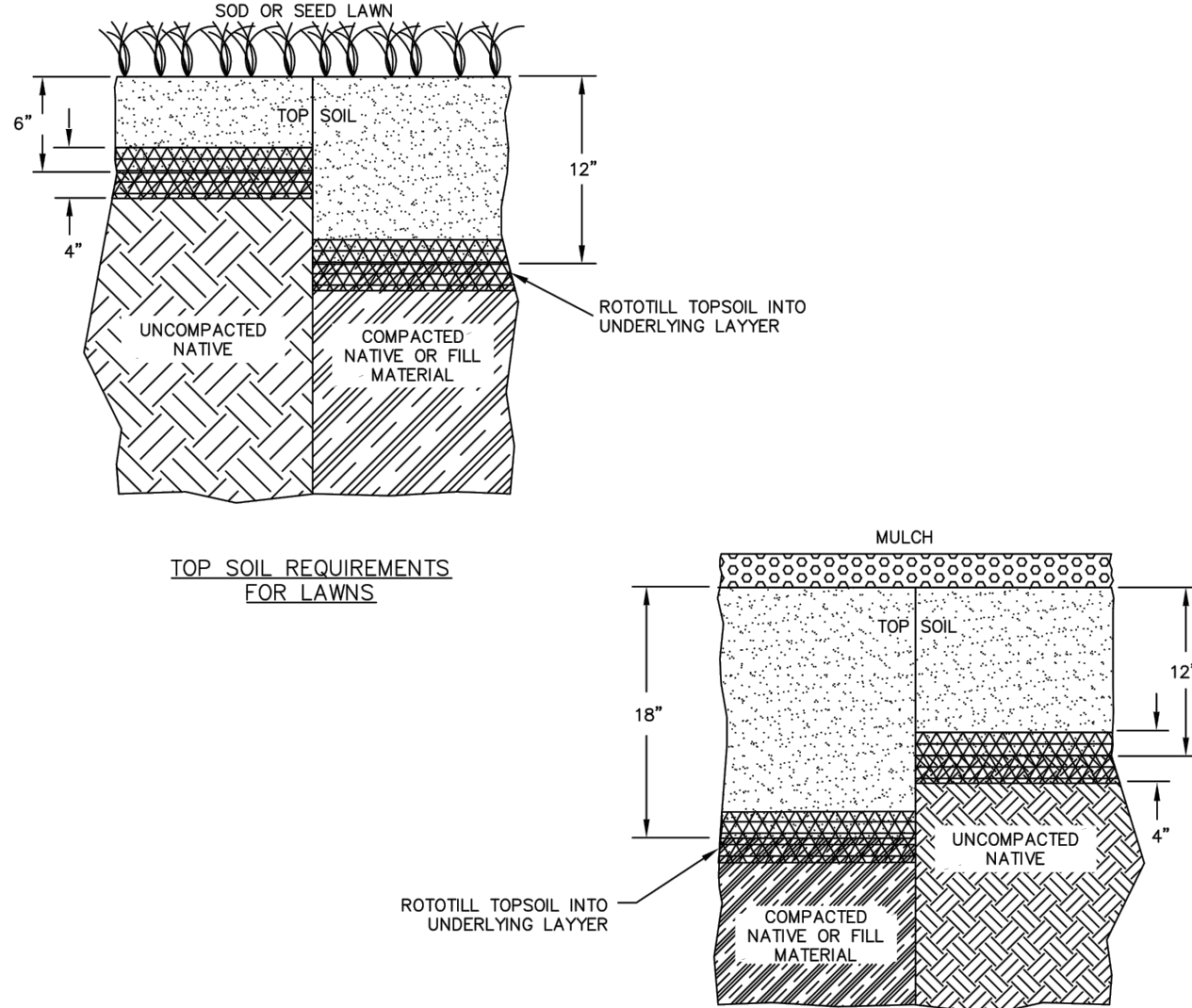


TRAILS AND MEANDERING SIDEWALKS OVER CRITICAL ROOT ZONES

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. L-05

REV:

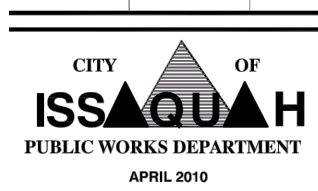


NOTES:

- 1) ALL PLANT MATERIALS TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601-1900 OR MOST CURRENT VERSION.
- 2) PLANT, MAINTAIN AND WARRANTY AS PER SPECIAL PROVISIONS.
- 3) DO NOT SUBSTITUTE SPECIES WITHOUT ENGINEER APPROVAL.

APPROVED	DEPT.	DATE

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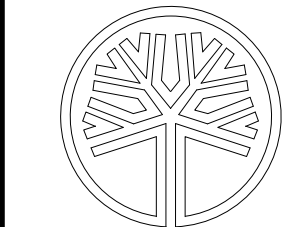


TOP SOIL REQUIREMENTS FOR COMPACTED AND NON-COMPACTED SOILS

NOTE: THE ORIGINAL IS APPROVED FOR PUBLICATION BY PARKS DEPARTMENT AND FILED AT THE CITY OF ISSAQUAH PUBLIC WORKS ENGINEERING OFFICE.

STANDARD DETAIL NO. L-02

REV:



STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

LINDEY BENNETT SOLORIO  
CERTIFICATE NO. 135  
04/17/2018

14711 NE 29th Place Suite 101  
Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963

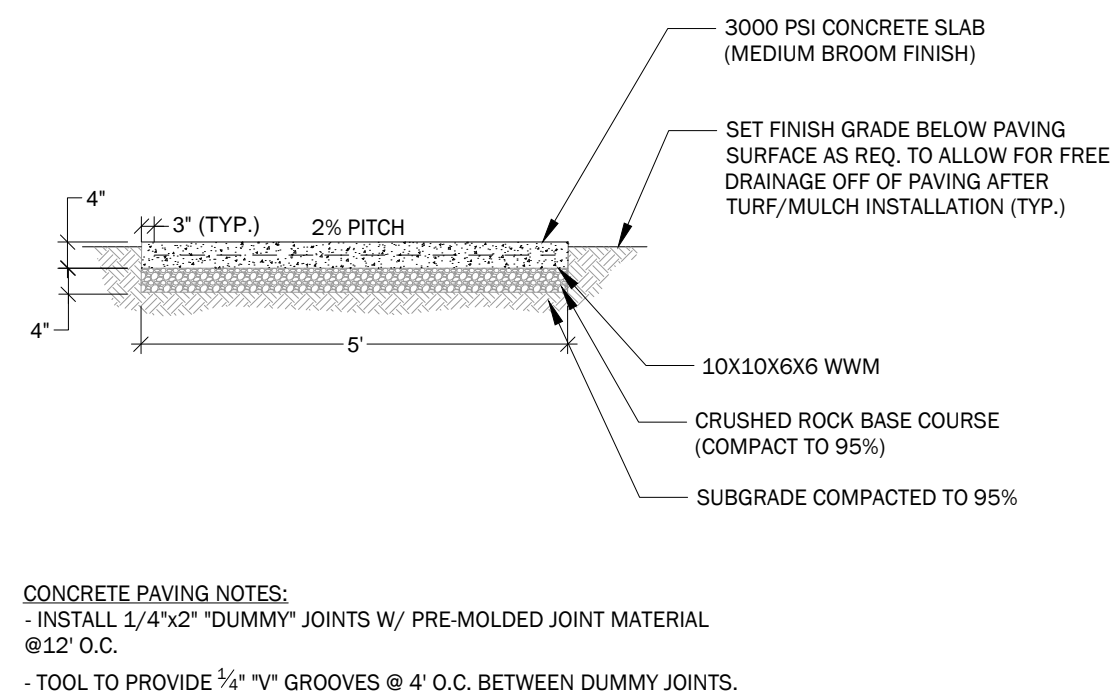


PRELIMINARY LANDSCAPE DETAILS  
MALLARD BAY  
STEVE BURNSTEAD CONSTRUCTION, LLC  
11980 NE 24TH STREET SUITE 200  
BELLEVUE, WA 98005

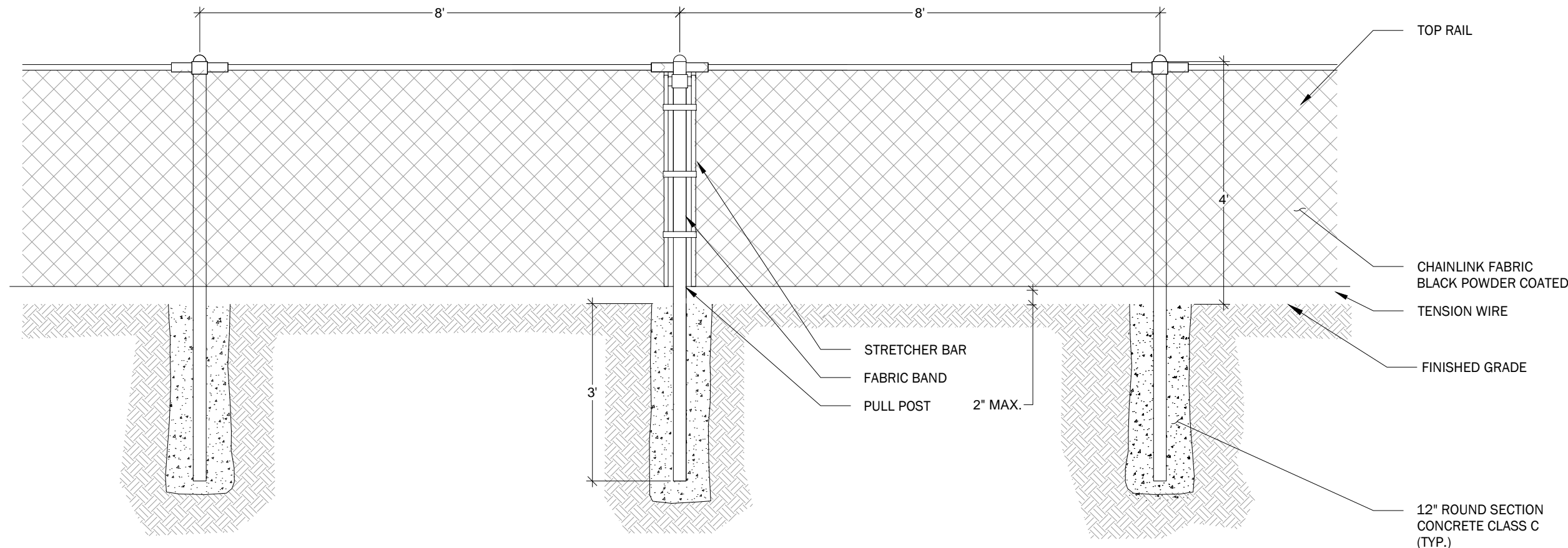
DATE	DESIGNED	DRAWN	APPROVED	PROJECT MANAGER
DECEMBER 2016	LINDEY B. SOLORIO	CAROLYN E. MULINK	LINDEY B. SOLORIO, P.L.A.	JAMES A. OLSEN, P.E.

SHEET 12.31 OF 20  
PROJECT NUMBER 16066

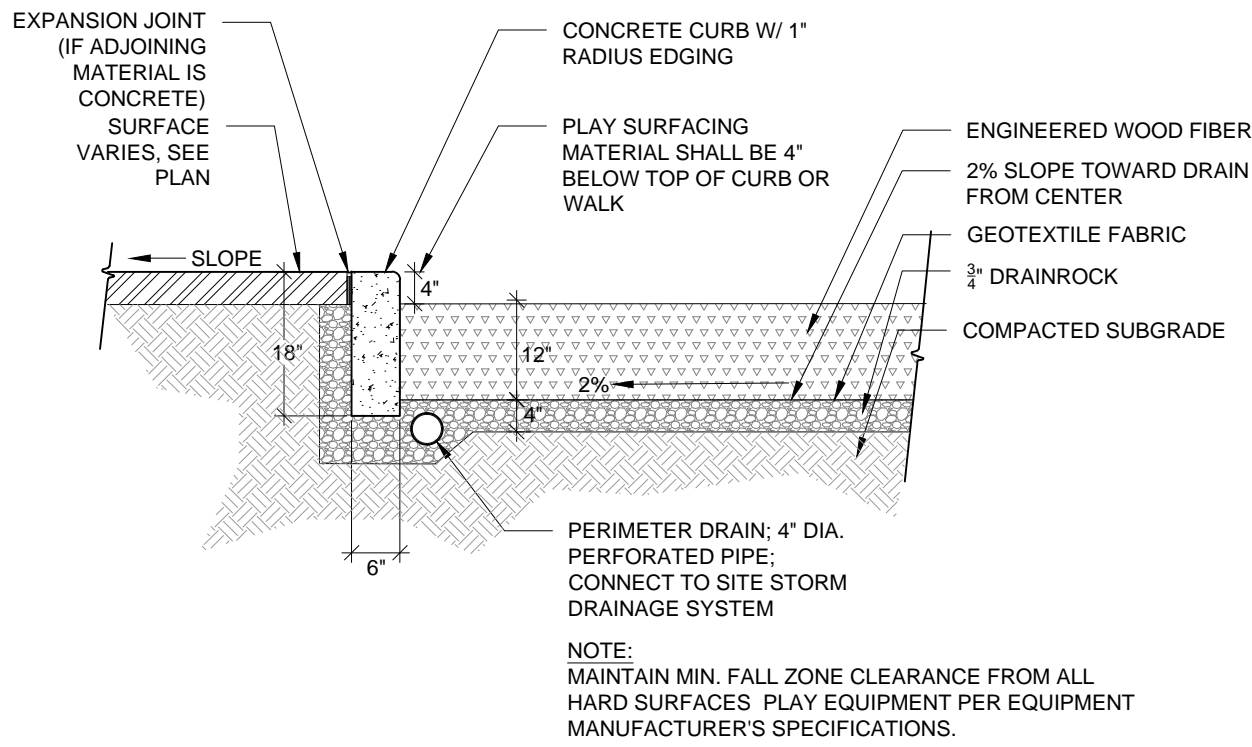




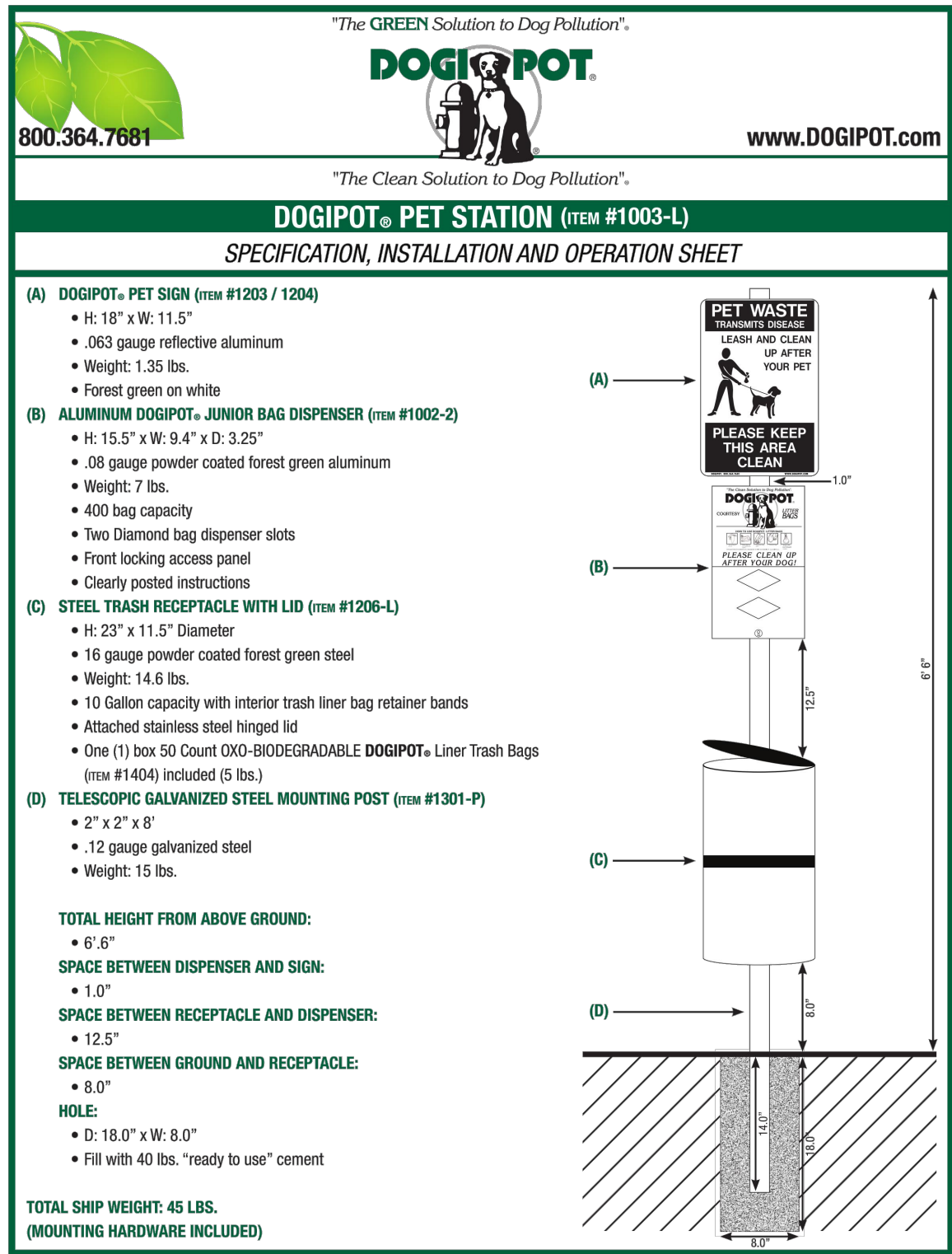
DETAIL: CONCRETE WALK PAVEMENT  
NOT TO SCALE



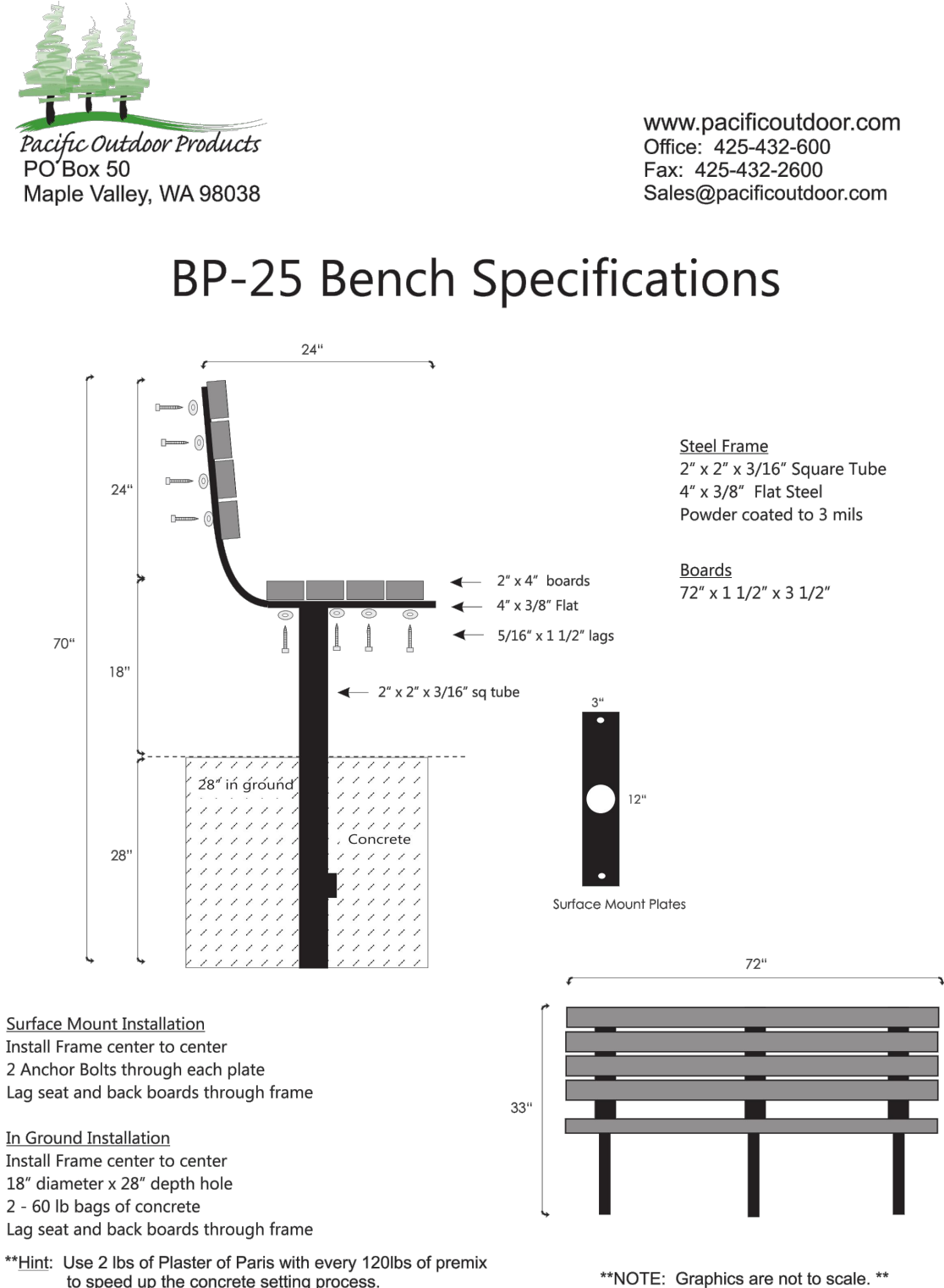
DETAIL: 4' HT. CHAIN LINK FENCE  
NOT TO SCALE



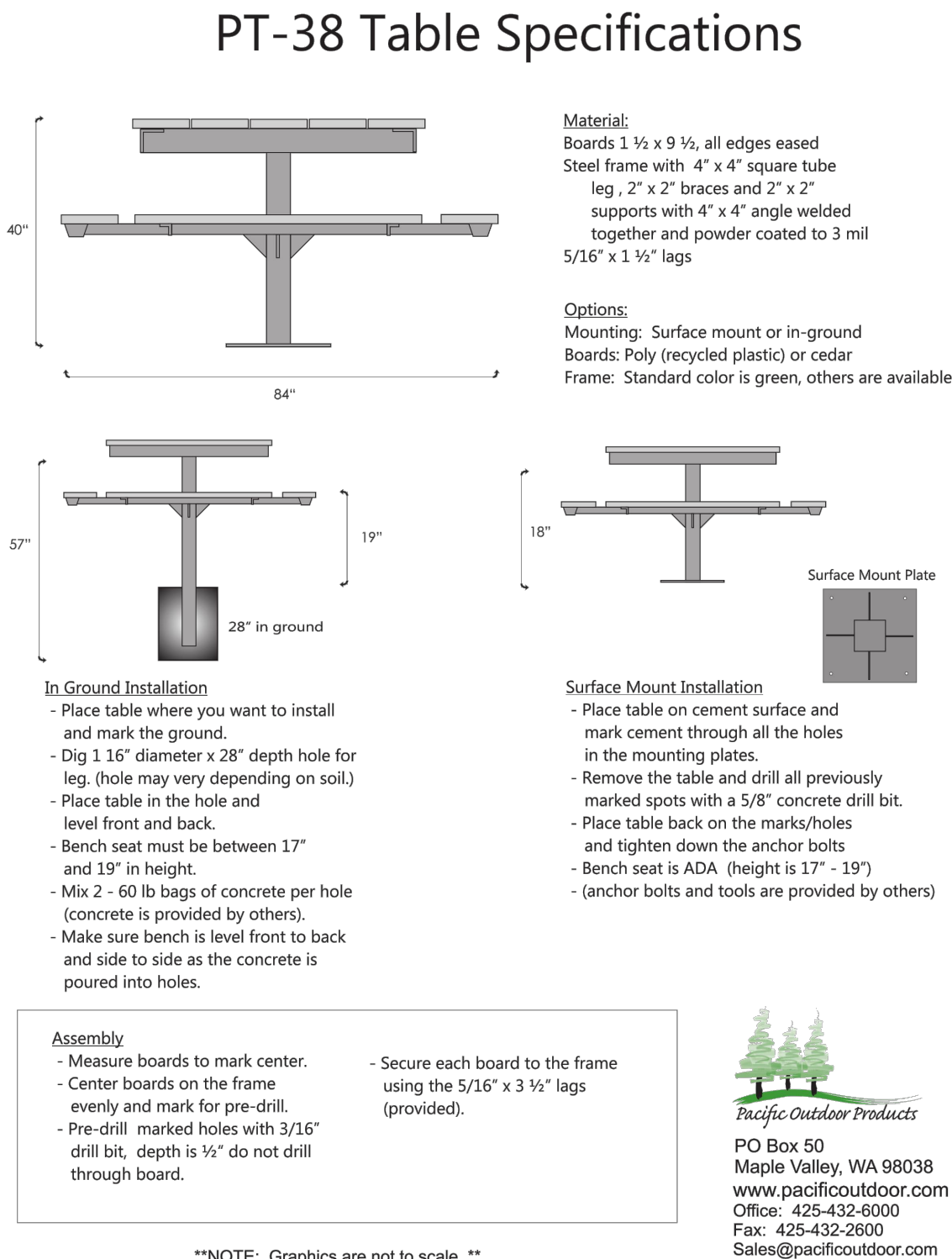
DETAIL: PLAY EDGING (ADJOINING MISC. SURFACE)  
SCALE: NOT TO SCALE



DOGIPOT SPECIFICATIONS  
NOT TO SCALE



BENCH SPECIFICATIONS  
NOT TO SCALE



PICNIC TABLE SPECIFICATIONS  
NOT TO SCALE